

32 SEAFORTH PLACE, MARYBURGH, DINGWALL IV7 8DR

Offers Over £150,000



Three bedroom semi-detached property offering lots of potential located in a popular village close to Inverness and Dingwall, ideal for commuting.

R&R Urquhart LLP

32 Seaforth Place offers an ideal purchase for the first-time buyer or investor alike. The property's accommodation is set over two floors with the sitting room, dining kitchen, utility room, shower room and a bedroom on the ground floor and two generous double bedrooms on the first floor. There is a small front and back garden with shed, and an off-street parking is available on a driveway to the rear. A degree of modernisation would benefit the property to realise a great house in a super little village.

Maryburgh is a village well-positioned approximately 2 miles from Dingwall and 14 miles from the city of Inverness, ideal for commuting. Maryburgh offers many local amenities and a larger selection of shops and amenities can be found in Dingwall and Inverness. Inverness, the Highland capital, offers a large range of amenities and recreational activities associated with city living. There are excellent transport links by road, rail, and air to various destinations.

Hall

Timber front door to the hall. Carpeted staircase to the first floor. Under stair recess with coat hanging facilities.

Sitting Room 4.04m x 3.98m

To the front of the property with two large windows allowing in ample natural daylight. A tiled and timber fireplace creates a focal point and has a Baxi Bermuda gas fire inset. A cupboard to the side of the fireplace houses the gas pipes. A door leads to the hall and a further door to the kitchen.

Dining Kitchen 4.98m x 2.31m

A great family kitchen fitted to one end with oak wall and base units with a laminate worktop, tiled splashback and a stainless steel sink and drainer. A Belling four ring electric cooker is included in the price. There is ample space for dining to the other end and a large cupboard provides great storage.



Utility Room 3.19m x 1.51m

A great ancillary space with plumbing for a washing machine and door to the back garden.

Shower Room 2.90m x 2.10m

A good size room adapted to allow easy access and comprising a white WC, wash hand basin and easy access shower enclosure housing an electric shower. The floor is laid with anti-slip vinyl and a window faces to the rear side aspect.

Bedroom 3 2.96m x 2.20m

To the front of the property downstairs and benefitting from a built-in wardrobe.

Carpeted staircase to a small landing with a linen cupboard and Velux window.

Bedroom 1 4.29m (in window recess) x 4.01m

A spacious double bedroom to the front of the property. Exposed timber floorboards and cupboard housing the lagged hot water tank.

Bedroom 2 3.24m x 3.12m

Double room with window to the side aspect. Exposed timber floorboards.

Accommodation

Hall, Sitting Room, Dining Kitchen, Utility Room, Shower Room, 2 Double and 2 Single Bedrooms, Garden

Heating	Gas fired central heating
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Double Glazing	Timber double glazing
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Council Tax	C
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EPC Rating	E
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.