



KAMBR, ARDROSS, ALNESS IV17 0YD

Meaning “side of the hill” in Norse, Kambr is designed in Nordic chalet style absolutely appropriate to its setting, about 3.5 miles from Alness. Constructed to a high standard 7 years ago under chartered engineer supervision, with a timber frame construction and board cladding, the property makes extensive use of natural wood finishes. With high specification insulation, full double glazing and multi-fuel Raeburn cooker, log boiler and back-up oil central heating boiler, the house is economical to run. The ground floor has underfloor heating, with the first floor having conventional radiators. There is a fully floored attic capable of providing further living space and a cellar. Finally, the property is complemented by around two acres of terraced garden, a pond and a variety of outhouses.

Alness is a small attractive town with all amenities and has won the highly prestigious Britain in Bloom Competition on several occasions. It offers a good range of services including shops, hotels and primary and secondary schools. The town has bus and rail links to north and south. Inverness is approximately 26 miles distant.

HSPC Ref No:



THE ACCOMMODATION COMPRISES:

½ glazed timber front door from verandah.

ENTRANCE HALL:

L-shaped giving access to all ground floor apartments. Solid oak floor with various storage areas.

FAMILY ROOM: (4.95M x 4.40M)

A spacious and light room with three large windows giving westerly views.



BEDROOM: (4.70M x 3.75M)

STUDY/OFFICE: (3.75M x 3.25M)

Airing cupboard.

SITTING ROOM: (6.35M x 6.10M)

Reached by a flight of steps from the hallway this room, with French windows giving access to the verandah and views over the garden to the west, is the heart of the house. Multi fuel stove with back boiler and solid oak floor.



KITCHEN: (4.88M x 4.70M)

A large modern, dining kitchen with slate floor, multifuel Raeburn and fuel store. Good quality fitted storage units. Stainless steel sink & drainer. Integral hob and oven, dishwasher, fridge and freezer.

UTILITY ROOM:

Slate floor. Belfast sink and storage units. Separate w.c. & wash hand basin.

From the hallway the stairs rise to a **MEZZANINE** floor with floor to ceiling windows & comfortable, informal seating.

MASTER BEDROOM: (5.55M x 4.77M)

Radiator

EN SUITE:

Oval bath, shower in separate shower cabinet, w.c. and wash hand basin. Heated towel rail.

DRESSING AREA:

Hanging rail and shelves.

BEDROOM 2: (4.75M x 4.75M)

Built-in clothes storage unit. Radiator

BEDROOM 3: (4.20M x 3.74M)

Radiator.

BEDROOM 4: (3.75M x 3.54M)

Radiator. Ladder access to:-

ATTIC:

Fully floored and capable of conversion. Radiators.

BATHROOM:

Bath, separate shower cabinet, w.c. and wash hand basin. Heated towel rail.

OUTSIDE:

Cellar. 2 acres of garden with terraces and pond. Various outbuildings, all with light and power.

SERVICES:

Mains water, electricity and septic tank drainage.

PRICE:

Offers Over £370,000

ENTRY:

As mutually agreed.

HOME REPORT:

Visit www.packdetails.com ref: HP226286, postcode IV17 0YD or contact Selling Agents.

VIEWING:

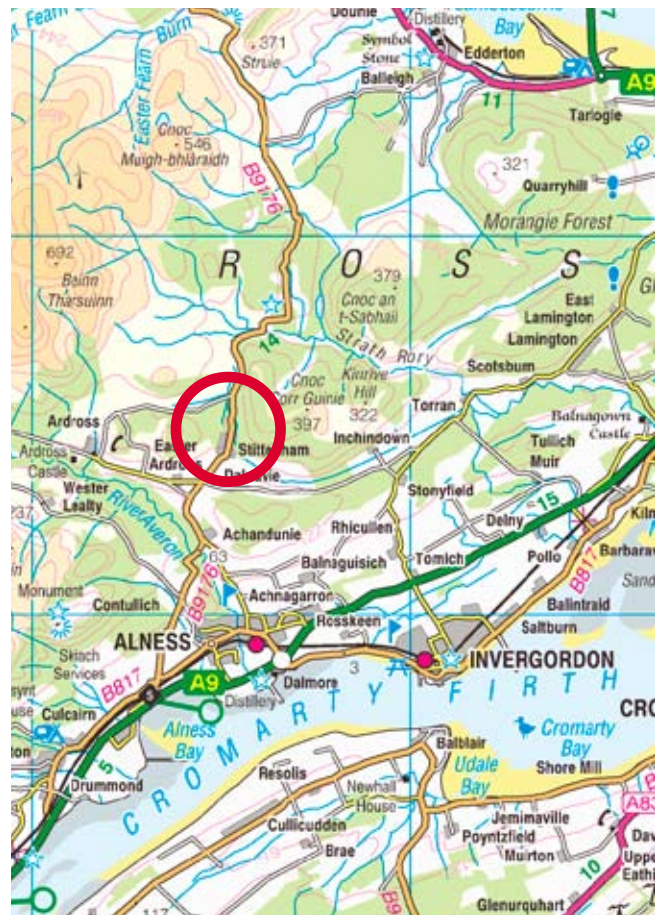
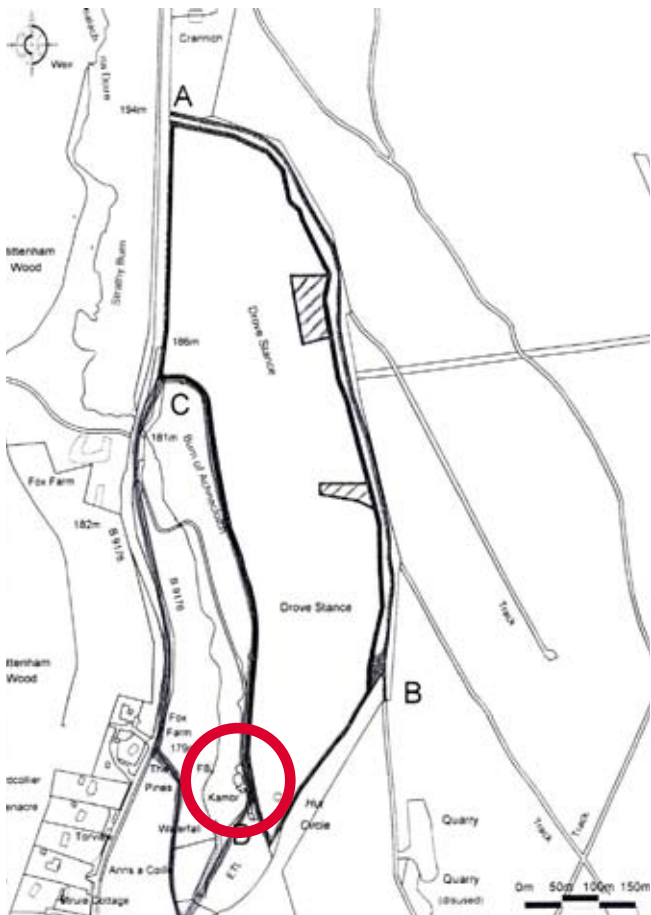
Strictly through the Selling Agents.

All offers in the usual Scottish legal form should be submitted to:-

Wilson's, Solicitors & Estate Agents, 107 High Street, Invergordon Tel: (01349) 852131

REF: DCW





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