

BROWN & McRAE

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PLOT 1 CASTLE PARK, ROSEHEARTY



£199,500

FORMER VIEW HOME NOW AVAILABLE FOR SALE

LOOKING TO BUILD THE HOME OF YOUR DREAMS, DON'T KNOW WHERE TO GO? We have the answer here for you with this brand new detached 3 bedroomed family bungalow. This deceptively spacious property has been built and finished to a very high standard both inside and out and benefits from 'oak' skirtings, facings and doors, UPVC double glazing and oil central heating to individual radiators. Standing on a good sized corner site the property also boasts superb uninterrupted views to the front and side of the sea. The property enters to the vestibule with door to the L-shaped hall and door off to the bright and airy lounge. The kitchen has been fitted with a modern chic dark 'Walnut' suite of base and wall units with a central island and integrated dishwasher, fridge, freezer, microwave oven, ceramic hob, electric oven and wine chiller. On open plan with the kitchen is a large dining and family area with windows on 3 sides giving all year round enjoyment of the garden and views. There are 3 bedrooms – one with an en-suite and a separate family bathroom. There is also a utility room with door to the integral garage with loc-bloc driveway to front. The gardens are laid out in lawn with a good sized garden to the rear. The property is for sale to include floor coverings throughout and is ready for you to move in.

ENTRANCE VESTIBULE

Tiled effect laminate floor. Part glazed door to:

HALL

Full length shelved cupboard. Loft hatch, wall mounted thermostat control, smoke alarm, radiator.

LOUNGE

5.80m x 3.59m (19' x 11'9") window to front with superb views of the sea. TV and phone points, radiator.

KITCHEN WITH DINING & FAMILY ROOM

The KITCHEN measures 3.59m x 3.00m (11'9" x 9'9") and is fitted with a modern chic dark 'walnut' suite of base and underlit wall units incorporating L.E.D lighting along the stainless steel kick plates. There is an island with cupboard and drawer storage beneath the built-in ceramic hob with stainless steel chimney style extractor hood above extending down from the ceiling. Integrated fridge, freezer, wine chiller, dishwasher, electric oven and microwave oven are all incorporated into the units. The 1½ bowl stainless steel sink and drainer has a spray/jet system to the mixer tap. Wood laminate floor continues through on open plan to the DINING AREA 3.59m x 2.18m (11'9" x 7'1") and the FAMILY AREA 3.59m x 2.70m (11'9" x 8'9") with windows on 3 sides and double French doors to the garden allowing any purchaser to enjoy not only the garden but the superb views all year round. 2 TV points, phone point and 2 radiators.

MASTER BEDROOM

4.51m x 3.67m (14'9" x 12') 2 windows to front. Double mirrored doored built-in wardrobe. TV and phone points. Door to:

EN-SUITE

2.64m x 1.33m (8'7" x 4'4") tiled around to half height with ceramic tiled floor. Fitted with a modern white suite of wc, wall mounted whb and fully tiled large walk-in shower cubicle. Heated towel rail, Xpelair.

**BEDROOM 2**

2.95m x 2.87m (9'8" x 9'5") window to rear with radiator beneath. Built-in double mirrored doored wardrobe. TV point.

BEDROOM 3

3.12m x 2.83m (10'2" x 9'3") window to rear with radiator beneath. Built-in wardrobe. TV point.

BATHROOM



2.83m x 1.76m (9'2" x 5'9") frosted glazed window to side. Tiled around to half height with ceramic tiled floor. Fitted with a modern white 3-piece suite of wc, wall mounted whb and bath. Heated towel rail, Xpelair, shaver-socket.

UTILITY

3.44m x 2.09m (11'3" x 6'10") window and door to rear. Dark 'walnut' base level unit with stainless steel sink and drainer – plumbed for washing machine and recess for tumble dryer. Cupboard housing the hot water cylinder. Laminate floor, radiator. Door to:

INTEGRAL GARAGE

With up and over door. Oil central heating boiler.

OUTSIDE

The front garden is in lawn with loc-bloc driveway leading to the garage. The rear garden is in lawn with rotary clothes dryer and oil central heating tank.



GENERAL

The property is for sale to include all floor coverings throughout, as well as integrated appliances within the kitchen.

ASKING PRICE

£199,500

VIEWING

By arrangement with Colaren Properties Tel: 01346 571913 or with the Selling Agents.

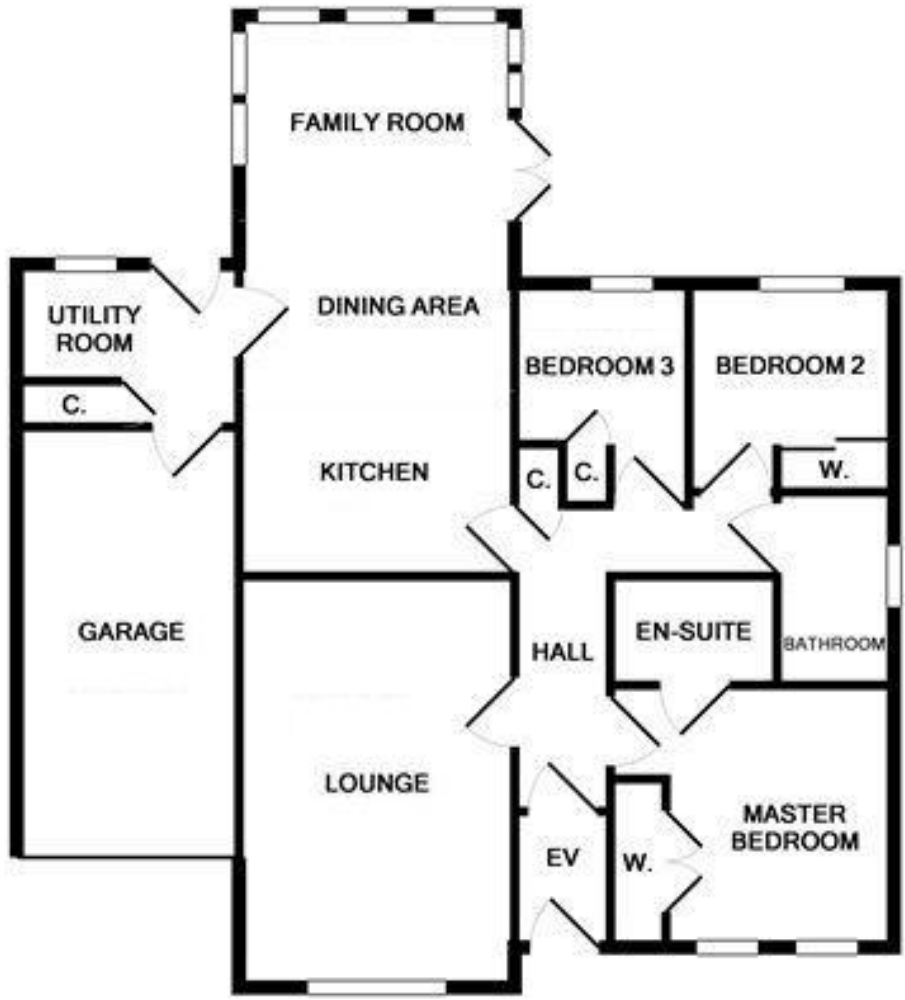
ENTRY

Immediate entry can be given otherwise by arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: MJA)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES
AND SHOULD BY USED AS SUCH BY ANY
PROSPECTIVE PURCHASER