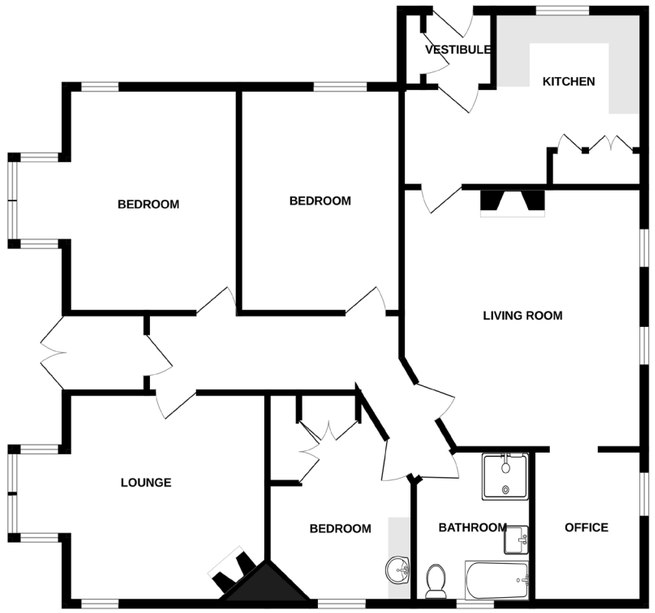




The Bungalow, Ferry Road
Dingwall
IV15 9QS

This substantial, three bedroomed detached bungalow is located in the popular town of Dingwall and benefits from surrounding garden grounds, a driveway and a single detached garage.

OFFERS OVER £238,000

The Property Shop, 20 Inglis Street,
Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

Detached Bungalow | 3 Bedrooms | 2 Receptions | Study

1 Bathroom | Gas | Garden | Garage

Services
Mains water, gas, electricity, and drainage.

Extras
All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating
Gas central heating.

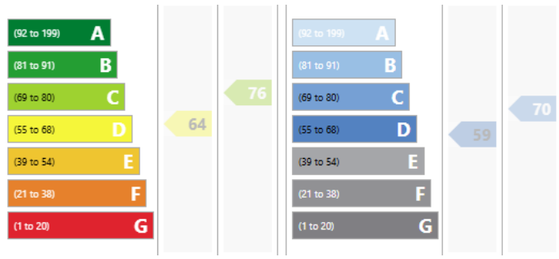
Glazing
Double glazed windows throughout.

Council Tax Band
D

Viewing
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry
By mutual agreement.

Home Report
Home Report Valuation - £240,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.


Kitchen


Kitchen


Bedroom One


Bedroom Two



Property Description

Occupying a generous plot on the seldom available Ferry Road in the vibrant town of Dingwall, The Bungalow is a substantial three bedroomed, detached home which will suit growing families and lies within easy reach of a number of excellent amenities. The property requires modernisation, but once complete, will make a fantastic versatile home and viewing is essential to not only to appreciate the size of the accommodation within, but as well as the clever use of glazing throughout which allows an abundance of natural light, generating a bright and airy environment. It benefits from a number of charming, period features including high ceilings, decorative coving, open fires and archways and is fitted with double glazed windows and gas central heating. As you step inside, an entrance vestibule with beautiful tiled flooring guides you to the bright hallway, off which is a formal lounge with open fire and bay windows, the family bathroom which has a wash hand basin, WC, a corner bath and a shower cubicle and the welcoming family/dining room. This spacious room forms heart of the home, and provides a cosy atmosphere which can be enjoyed in front of the fire. There is ample space for a good sized table and chairs for formal dining, and a great feature of this room is the study (accessed through a small archway) which doubles a bar, ideal for hosting and entertaining. The fully equipped kitchen is practical and generous in size, and features a range of wall and base mounted cabinets with worktops, splashbacks and has a 1½ sink with drainer and mixer tap. There is an integral gas hob with fan over, an electric oven and a free-standing washing machine, fridge and freezer which are all included in the sale price. Off the kitchen is the vestibule which has a useful cupboard and a door to the side elevation. Completing the accommodation are three, double bedrooms, which are also accessed from hallway. The principal bedroom is double aspect and enjoys plenty of natural light throughout the day, whilst the remaining two bedrooms have built-in storage and give access to the loft space via a fitted ladder.

Outside, keen gardeners will enjoy the large garden grounds which stretch to the front, side and rear elevation, and incorporate large areas of lawn and gravel. Numerous mature trees, hedging and colourful shrubs surround the home, along with timber fencing and walling, offering a degree of privacy and a safe space for children to enjoy the outdoors. The gravel driveway offers adequate off-street parking and turning for vehicles, and leads to the detached single garage and workshop. Also sited within the grounds is a neatly placed log store, and greenhouse.

The property is set in a convenient central position in Dingwall, and offers a good range of everyday amenities, including high street and independent retailers, banks and a Post Office, a Tesco supermarket, a medical centre and leisure facilities, with the town centre and its weekly market just moments away. The area is well regarded for schooling, with both primary and secondary schools within walking distance. Dingwall has its own railway station with regular services north and south via the A9.







Rooms & Dimensions

Entrance Vestibule
Approx 1.48m x 1.54m

Formal Lounge
*Approx 4.21m x 4.98m**

Bedroom One
*Approx 4.24m x 4.98m**

Bedroom Two
Approx 3.04m x 4.23m

Bedroom Three
Approx 3.06m x 3.56m

Bathroom
Approx 2.18m x 2.81m

Family Room/Dining Room
*Approx 4.56m x 4.68m**

Study
Approx 2.87m x 2.11m

Kitchen
*Approx 4.51m x 3.79m**

Side Vestibule
Approx 1.30m x 1.40m

Garage
Approx 6.07m x 4.21m

*At widest point



