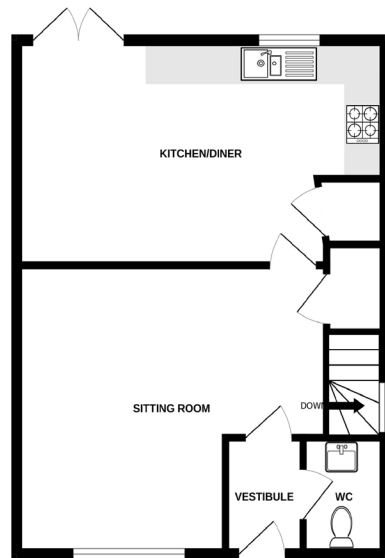
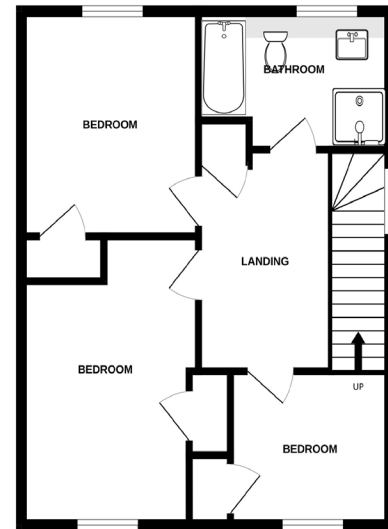


GROUND FLOOR



1ST FLOOR



Services

Mains gas, water, electricity and drainage.

Extras

All carpets, fitted floor coverings and blinds.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

D

Viewing

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

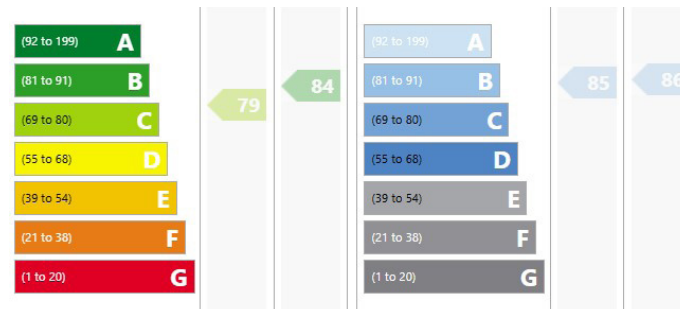
Entry

By mutual agreement.

Home Report

Home Report Valuation - £205,000

A full Home Report is available via Munro & Noble website.



10 Bridgend Close Dingwall IV15 9AE

An opportunity to purchase a well-proportioned three-bedroomed semi-detached villa located in the popular town of Dingwall.

OFFERS OVER £204,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



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.



Bedroom One



Bedroom Two





Property Description

This well presented, three bedroomed semi-detached villa is located in the popular town of Dingwall and will suit a variety of purchasers looking for a comfortable, family sized home. The property benefits from a modern fitted kitchen, gas central heating, double glazing, and off-street parking. Inside, the accommodation is spread over two floors with the ground floor comprising an entrance hall (with fitted storage) a WC, a bright and spacious kitchen/diner, and a sizeable lounge that has stairs leading to the first floor. This room allows in a natural abundance of light to flood the room throughout the day and is a cosy space for relaxing. The kitchen provides adequate space for a large table and chairs and is ideal for entertaining family and guests in the summer, having French doors leading out to the rear garden. It is fitted with modern, wooden effect cabinetry with a matching island, and has a stainless steel sink with mixer tap and drainer. Integral goods include an electric oven with gas hob and extractor hood over and an fridge-freezer. On the first floor is the landing area (providing a storage cupboard) a bathroom and three bedrooms, all of which have fitted storage facilities. The bright and fresh shower room comprises a WC, a wash hand basin within a vanity unit and a corner shower cubical with mains shower and a separate full-sized bath.

Externally, the front garden is laid to lawn with a tarmac driveway that runs to the side elevation, and is shared with the neighbour. The rear garden is of low maintenance being laid to lawn with a gravel border, and is fully enclosed by timber fencing. The patio area is perfectly positioned to enjoy the warm summer days and evenings. There is a number of plants and shrubs, including an apple tree, and also benefits from an outside tap, a rotary washing line and a small shed for storage.

The town of Dingwall has a number of local amenities nearby including a train station, High Street shops, cafés, supermarket shopping, a Leisure & Community Centre and library, banks and a Post Office, two medical practices, a Hydrotherapy Pool and green leisure spaces. Primary and secondary schooling are also located within close proximity to the property. Dingwall is within easy commuting distance of the Highland Capital of Inverness approximately 14 miles away, where a more comprehensive range of amenities can be found.

Rooms & Dimensions

Entrance Vestibule
Approx 2.10m x 1.28m

WC
Approx 1.22m x 1.99m

Lounge
Approx 4.45m x 5.22m

Kitchen/Diner
Approx 6.12m x 3.46m

Bedroom One
Approx 4.34m x 3.30m

Bedroom Two
Approx 3.60m x 2.88m

Bedroom Three
Approx 2.78m x 2.72m

Bathroom
Approx 3.13m x 2.09m

