



#### Services

Mains water, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings and blinds. A washing machine, an electric cooker and a fridge-freezer (All of which are sold as seen)

#### Heating

Electric heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

D

#### Viewing

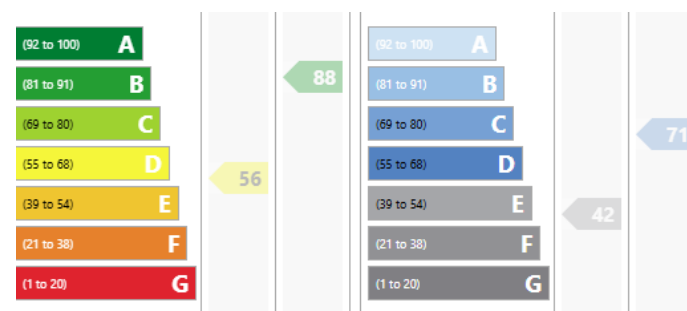
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £165,000  
 A full Home Report is available via Munro & Noble website.



**HOME REPORT VALUATION £165,000**

## Karibuni, 7 Academy Park Dingwall IV15 9LZ

A two bedroomed, semi-detached bungalow benefitting from off-street parking and views over the countryside.

**OFFERS OVER £153,000**

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.



Lounge/Dining Room



Kitchen



Property Description

Appealing to a variety of potential purchasers, including first time buyers, or the elderly alike, the accommodation within this two bedroomed semi-detached bungalow comprises an entrance vestibule, a bright and spacious lounge/dining room, an inner hallway, a fitted kitchen, and two double bedrooms, both of which have fitted storage facilities. Completing the accommodation is the partially shower room which consists of a wash hand basin, WC and a tiled shower cubicle with electric shower. The kitchen comprises wall and base mounted units with worktops, a stainless steel sink with drainer and taps and splashback tiling. Located here and included in the sale is a washing machine, an electric cooker and a fridge-freezer. From here, a door gives access to the side elevation. The accommodation throughout is well-presented and benefits from double glazing, electric central heating, and stunning viewings over the countryside and beyond. There is also ample storage throughout, with a cupboard in the entrance vestibule and inner hallway. Externally, the property boasts gardens to the front and rear elevations and a tarmac driveway runs up the side of the property providing ample space for off-street parking for a number of vehicles. The garden to the front is laid to lawn, and the rear garden is also laid to lawn with a number of mature plants and boasts a patio area which is perfectly positioned to enjoy the sunshine. 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.

Bedroom One



Bedroom Two



Rooms & Dimensions

Entrance Vestibule  
Approx 1.21m x 1.82m

Lounge/Dining Room  
Approx 5.81m x 3.02m

Inner Hall

Kitchen  
Approx 2.86m x 2.80m

Shower Room  
Approx 1.85m x 1.78m

Bedroom Two  
Approx 2.82m x 3.05m\*

Bedroom One  
Approx 3.01m x 3.05m

\*At widest point

Shower Room

