

Services

Mains water, electricity, and drainage.

Extras

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

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

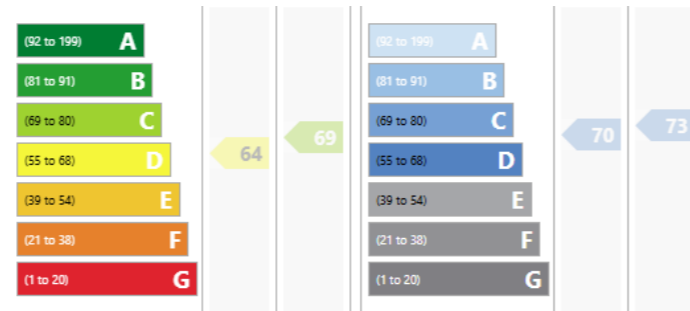
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £350,000
 A full Home Report is available via Munro & Noble website.



**7 Dolphin Drive
 Fortrose
 IV10 8AE**

An immaculate, three bedroomed detached bungalow in the well sought after village of Fortrose.

OFFERS OVER £348,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 2 Bathrooms
- Oil
- Garden
- Garage
- Driveway

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.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom One En-Suite Shower Room





Lounge



Bathroom

Property Description

7 Dolphin Drive is a three bed roomed detached bungalow with an integral garage that offers contemporary and well proportioned accommodation spread over one floor. The clever use of glazing throughout allows an abundance of natural light to shine through this lovely house, generating a bright and welcoming environment. Inside offers a wealth of features including double glazing, oil fired central heating, ample storage provisions and is in walk-in condition throughout. On entering the property, you are met with a spacious entrance hall that has three storage cupboards and gives access to the loft and all rooms. The front facing lounge is spacious in size, but provides a cosy environment with a feature electric fire providing a focal point. The stylish bathroom is partially tiled and comprises a WC, a bath with shower over and a vanity wash hand basin. There are three double bedrooms, with principle bedroom having an en-suite shower room and two of the bedrooms benefitting from mirrored wardrobes with sliding doors. Completing the accommodation is the stunning kitchen/dining room. This room forms the heart of the home and provides space for a large table and chairs for formal dining and entertaining. It is fitted with sleek wall and base mounted units with worktops, has a 1 1/2 stainless steel sink with mixer tap and drainer, and integral appliances consist of an induction hob with extractor fan over, an eye-level electric oven and grill. From here, there is a door leading to the utility room which has wall and base mounted units, a stainless steel sink, a washing machine and tumble dryer. There is also access to the garage and rear vestibule.

The front and side garden are laid to lawn with a tarmac driveway that provides off-street parking for a number of vehicles and leads to the single garage which has an electric roller door, power and lighting. The attractive rear garden is enclosed by wooden fencing, providing privacy, is laid with gravel and benefits from raised flower beds and a decking area which is perfectly positioned to soak up the sunshine. Sited here is also a shed which is included in the sale. This rear garden benefits from a large number of shrubs and a small pond. Early viewing is highly recommended to appreciate the size of the accommodation on offer as well as the size of the plot it occupies.

The scenic villages of Fortrose and Rosemarkie enjoy a number of excellent amenities including independent shops, restaurants, golf course, medical centre and a beach. Primary schooling is available at Avoch, with seconding education at the highly regarded Fortrose Academy.



Utility Room



Bedroom Two

Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 5.10m x 4.40m
 - Kitchen/Diner
Approx 7.53m x 4.14m*
 - Utility Room
Approx 1.80m x 2.97m
 - Bedroom One
Approx 4.07m x 4.02m
 - Bedroom One En-suite Shower Room
Approx 1.49m x 2.78m
 - Bedroom Three
Approx 2.99m x 3.41m
 - Bedroom Two
Approx 2.47m x 4.45m
 - Bathroom
Approx 2.79m x 2.10m*
 - Garage
Approx 2.97m x 5.58m
- *At widest point

