



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings and blinds. Some items of furniture are available under separate negotiation.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

F

Viewing

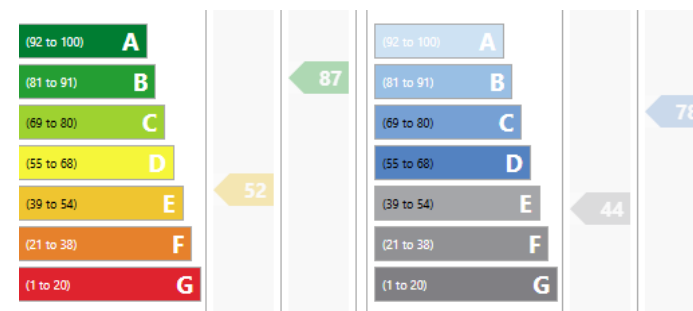
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £400,000
 A full Home Report is available via Munro & Noble website.



HOME REPORT VALUATION £400,000

Skiachbank Evanton, Dingwall IV16 9UU

An attractive, four bedroomed detached bungalow with a wraparound garden and a detached double garage.

OFFERS OVER £390,000

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 One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four/Study





Lounge

Property Description

Skiachbank, is a deceptively spacious bungalow located in the popular village of Evanton, and will make a perfect family home. Boasting a wealth of pleasing features including oil fired central heating, double glazing, a private rear garden, a double detached garage and stunning garden grounds. Early viewing is recommended to fully appreciate the accommodation within. The bungalow comprises an entrance vestibule, an entrance hall, a spacious lounge with wood burning stove and patio doors which allows natural light to flow throughout the room, a kitchen/breakfast room, a formal dining room, a handy utility room with plumbing for a washing machine, four double bedrooms, with the principle bedroom benefiting from an en-suite shower room, a family bathroom and a family room (which could be utilised as a fifth bedroom). The modern kitchen/breakfast room provides space for informal dining and comprises a pantry cupboard, wall and base mounted units with a mix of Corian and Quartz worktops, a 1 ½ sink with mixer tap and drainer. The integrated goods include an electric oven, an under counter fridge, and a gas hob with extractor hood over. The fully tiled family bathroom comprises a VVC, a bidet, a wash hand basin within a vanity unit, a shower cubical with electric shower and a sunken bathtub. There is plenty of storage throughout, with two of the bedrooms having fitted wardrobes, while the entrance hall has two good sized cupboards and another in the entrance vestibule.

Externally, the wraparound garden is very well-maintained having mature shrubs and trees which give the property a very private feel and attracts an abundance of wildlife. Beautiful features of the garden include a stream, a patio area, a potting shed and a log store. The remaining garden grounds are landscaped in nature and are laid to lawn with a tarmac driveway running from the front to the detached double garage at the back of the property, giving ample space for turning and parking of several vehicles. The detached double garage is over two floors and has power, lighting, a pedestrian door, a workshop room to the rear and has an electric motor door. The village of Evanton has a co-op convenience store, a bar/hotel and is where Kiltarn Primary School can be found. A further range of shops and services including secondary schooling can be found in both Alness and Dingwall that are 3 miles and 6 miles distant respectively.



Family Room



Bathroom



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Dining Room

Rooms & Dimensions

Entrance Vestibule
Approx 1.82m x 1.73m

Entrance Hall

Lounge
Approx 5.90m x 4.61m

Kitchen/Breakfast Room
Approx 4.94m x 2.81m

Dining Room
Approx 2.98m x 5.48m

Utility Room
Approx 2.98m x 1.80m

Bathroom
Approx 2.95m x 3.39m

Bedroom Three
Approx 3.57m x 2.98m

Family Room
Approx 5.88m x 4.06m

Bedroom One
Approx 3.94m x 3.50m

En-Suite Shower Room
Approx 1.86m x 2.69m

Bedroom Two
Approx 3.87m x 3.57m

Bedroom Four/Study
Approx 2.49m x 3.58m

Garage
Approx 8.30m x 7.30m

Workshop
Approx 2.14m x 4.17m

Potting Shed
Approx 3.57m x 3.50m