

Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, light fittings and integrated items. Some items of furniture may be available under separate negotiation.

Heating

Gas central heating.

Glazing

Double glazing.

Council Tax Band

E

Entry

By mutual agreement.

Viewing

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

Home Report

Home Report Valuation - £300,000
A full Home Report is available via Munro & Noble website.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	76	82
(55-68) D			(51-66) D		
(39-54) E	72	76	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



**63 Old Evanton Road
Dingwall
IV15 9RB**

A detached, three bedroom bungalow with double garage that has views towards the Cromarty Firth, located in the popular town of Dingwall.

OFFERS OVER £300,000









The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

-  Detached Bungalow
-  3 Bedroom
-  1 Reception
-  2 Bathroom
-  Garden
-  Gas
-  Garage
-  Office Potential

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.
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



Lounge







Property Description

63 Old Evanton Road is a three-bedroom detached bungalow with an integral double garage located in the town of Dingwall. Viewing is highly recommended to appreciate the accommodation and the views over the Cromarty Firth and the Black Isle beyond. This well-proportioned property benefits from gas central heating, solar panels, double glazing, ample storage and a large, partially boarded loft. The accommodation within consists of an entrance vestibule which gives access to a hallway which has a cloaks cupboard and boiler cupboard. The spacious lounge has a large window to the front of the property and a side window making the most over the views together with an electric fireplace with wooden surround. Next door is a formal dining room which leads into the kitchen and utility room with access to the rear garden. The spacious kitchen has room for informal dining and contains base and wall mounted units with worktops and a tiled splash back. There is a double stainless-steel sink with drainer and mixer tap and an integrated fridge, an integrated dishwasher, a double oven and gas hob with extractor fan over. Both the family bathroom and ensuite shower room are fully tiled with fitted WC and wash hand basin and mixer tap showers. All three double bedrooms have double wardrobes with mirrored sliding doors. Bedroom one and two also have built in storage cupboards, the third bedroom is currently been used as a study. Externally the property sits on a generous plot with a wrap-around garden being laid mainly to lawn with mature flower and shrub borders. There is also a timber shed and patio area. The gravel driveway provides ample space for parking and turning for vehicles and leads to the double garage that has shelving, work bench, power sockets, lighting, water and an up and over door and a side door. Dingwall, the County town of Ross-Shire and home to the premier league Ross County Football Club, boasts a variety of amenities including all emergency services, a leisure facility, a medical centre, primary and secondary schooling, supermarkets and a busy High Street with a variety of shops and services. There is also a train station with services to the north, west and into Inverness just 12 miles away where a wider range of outlets can be found together with hospital facilities. Inverness airport is just 14 miles away.

Rooms & Dimensions

- Entrance Vestibule
- Entrance Hall
- Lounge
Approx 5.73m x 4.45m
- Dining Room
Approx 3.03m x 4.04m
- Kitchen
Approx 3.00m x 4.69m
- Utility Room
Approx 1.58m x 2.88m
- Bathroom
Approx 2.03m x 2.98m*
- Bedroom Two
Approx 3.19m x 3.01m
- Bedroom One
Approx 4.39m x 3.25m
- En-Suite Shower Room
Approx 1.54m x 1.48m
- Bedroom Three
Approx 2.96m x 3.34m
- Garage
Approx 5.26m x 5.94m

