









# Delightful three bedroom bungalow situated in an elevated position on the outskirts of Bonar Bridge enjoying superb open views to Loch Migdale and surrounding countryside

Well-presented and in walk-in condition

Light spacious rooms with lovely views, plenty of storage and a layout that flows

Dornoch 13 miles ■ Tain 16 miles ■ Inverness 38 miles

Offers Over £250,000

Large parking area, generous double garage/workshop and tidy gardens

Easy access to Bonar Bridge and local facilities

EPC Band D65



## Glendale House

### Situation

Built in 2002, Glendale House occupies an enviable plot on the outskirts of Bonar Bridge. At the heart of the tranquil Kyle of Sutherland, 'Bonar' offers some of the finest scenery in the Highlands and also good access to the nearby east coast beaches, 'The West' and to the north-west mountains.

For those wishing to do more than drink in the views there are numerous opportunities for wider sporting and cultural activities: Glendale House overlooks the first hole of the local golf club, clubs nearby at Tain, Brora, Golspie and Royal Dornoch offer further varied play opportunities. You can walk in the hills and valleys, enjoy salmon and trout fishing, cycle, sail, or go stalking and shoot. The ski-slopes of Aviemore may be reached in 90 minutes by car. There are also many local community groups/activities for all ages - see [Kyleofsutherland.co.uk](http://Kyleofsutherland.co.uk).

The village has a wide range of services including a primary school, library, bank, post office, a chemist, butcher and a grocery/newsagent with in-store bakery. There are public houses/a hotel, cafés, an award-winning restaurant, as well as a health centre, day centre, youth hub and cottage hospital. National supermarkets deliver to the village. Secondary schooling is available in Tain or Dornoch with a school bus service operating.

Bonar Bridge is an ancient transport hub with roads to the north, south, west and east. Ardgay railway station is situated one mile away and a regular service runs to Inverness and north to Thurso. A bus service runs to Lairg and Tain for Inverness. Tain and Alness, approx 15 miles away, offer wider ranges of services and supermarkets





### Directions

From Inverness take the A9 north, at Evanton take the B9176 signed to Bonar Bridge. Join the A836, going via Ardgay to Bonar Bridge. Entering the village, take the road up the hill signed to the golf course for half a mile, passing the school on the left and then the entrance to the Golf Club, right. After the bungalow Dalriada, Glendale House is seen in an elevated position on the left and the gated access driveway joins the road after the next bungalow 'Marrish'.

### Description

Through the west garden area a covered entrance and hardwood front door opens to the outer hall which has a practical tiled floor and plenty of room for boots and coats. A glazed door leads to the L-shaped hallway which provides access to, and nicely separates, the living areas and the main bathroom and bedroom area. A large double-doored cupboard in the hall has shelves and a hanging rail.

The lounge, dining/family room and kitchen diner all face south and are linked by archways, this makes a superb light and spacious flexible living area that grandstands the panoramic views over the loch, the forests, the golf course and the mountains. The delightful dual aspect lounge has a multi-fuel stove set in a limestone fireplace; French doors lead out to a decked area and in turn to the south garden. The middle dining/family room area offers a large flexible space for entertaining/hobbies/dining and is linked to the dining kitchen through an archway. The dual aspect kitchen has a practical range of fitted wall and floor units in oak, with integrated oven/hob and dishwasher; there is also an attractive glass-fronted dresser unit, and double 'American' fridge-freezer that the vendors are happy to leave and there is plenty of space for a large table. 'Doing the domestics' here, whilst birdwatching and drinking in the view, is positively therapeutic!

The utility room leads off the kitchen and offers extra storage, worktop area, space for laundry appliances, a double-width boiler/airing cupboard and space to dry off wet dogs/children. The outside door from the utility gives ramped access to the east side of the garden. A useful shower room with WC opens from the utility room.

The L shape of the hallway separates the living and sleeping accommodation.

The family bathroom has a three piece suite in white comprising bath, WC and wash hand basin. There is also a large fully tiled shower cubicle with mains shower.

The three bedrooms are all double in size. All bedrooms have lovely rural views and Bedroom 1 enjoys loch views which can be seen from the bed and is a lovely way to wake in a morning. All have useful built in storage cupboards.

### External

The plot is approx 0.25 acre. Access is via a gravelled driveway to a parking area with room for at least 5 vehicles. The property sits in an enclosed garden benefiting from stock and rabbit proof fencing. There are areas laid to lawn, flower beds and shrubbery including an area of fruit bushes, a drying area and log store. A gravelled area on the east side, the south-facing deck or west facing patio offers plenty of outside living space. The large double garage has front roller doors and a workshop side door, it is insulated and has light and power.

### Services

Mains water and electricity  
 Drainage to septic tank  
 Oil-fired heating -  
 Effective Broadband is available in this area

**Note:** The dishwasher, fridge-freezer, washing machine and tumble dryer are included in the sale.



**Postcode**

IV24 3AP

**Burdens**

Council Tax Band E

**Viewings**

Please contact the Selling Agent to arrange a viewing on 01463 717799

email [inverness@bellingham.co.uk](mailto:inverness@bellingham.co.uk)

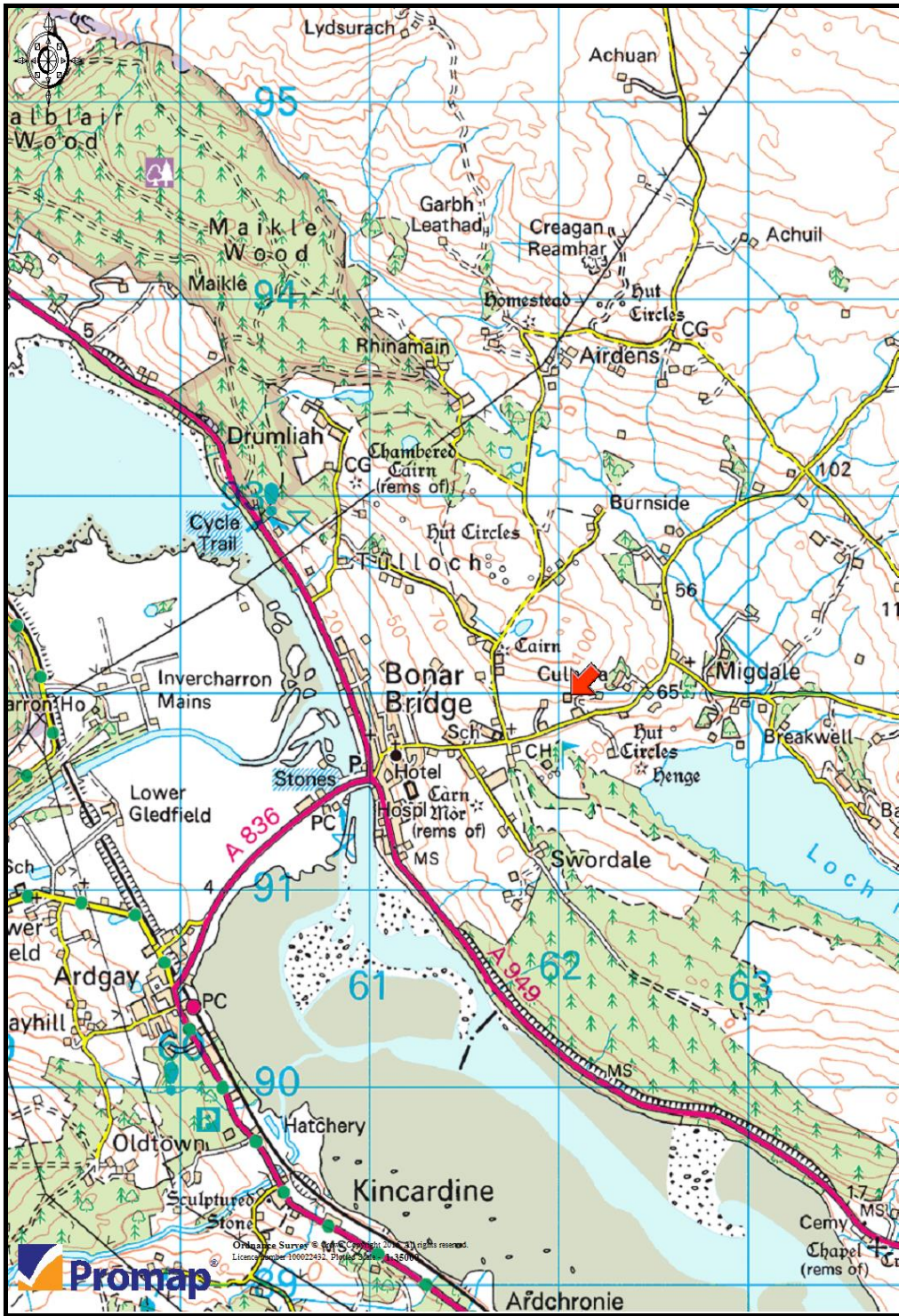
**Important Notice**

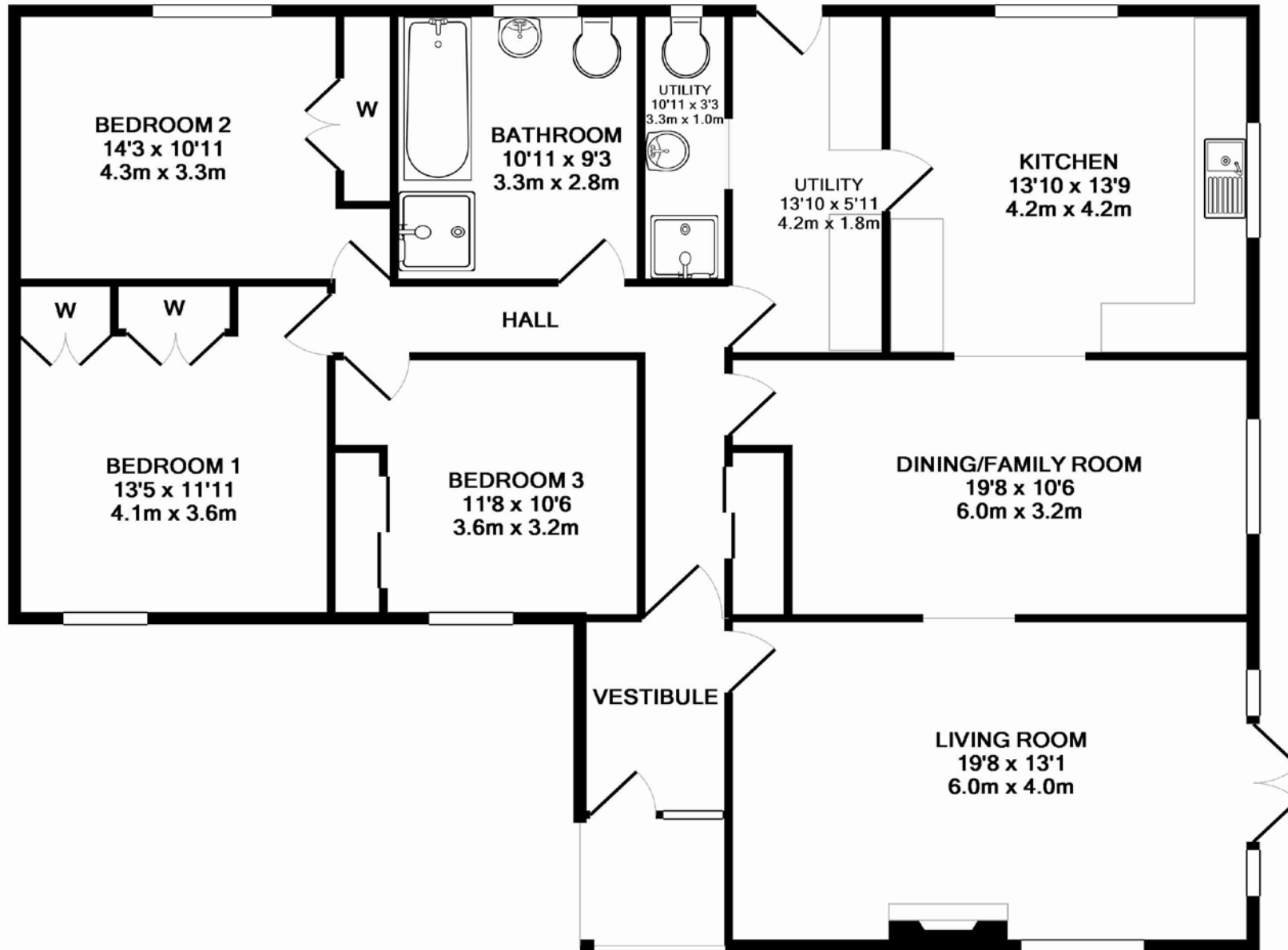
These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

- i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given





22 Market Brae, Inverness IV2 3AB  
Tel: 01463 717 799 Fax: 01463 716 699  
[bellingram.co.uk](http://bellingram.co.uk) Email: [inverness@bellingram.co.uk](mailto:inverness@bellingram.co.uk)

