

Illustration For Identification Purposes Only. Not To Scale (ID709926 / Ref:75901)

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and washing machine. Other items of furniture may be available under separate negotiation.

Heating

Gas Fired Central Heating.

Glazing

Double glazing.

Council Tax Band

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Viewing

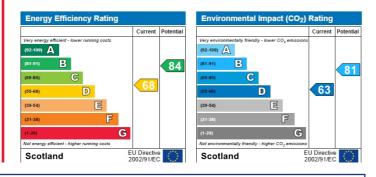
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £220,000 A full Home Report is available via Munro & Noble - property@munronoble.com.



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

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.







5 Grant Crescent Maryburgh IV7 8EW

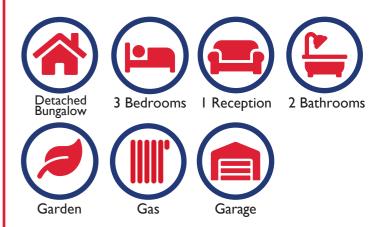
A three bedroom detached bungalow with attached garage, off street parking and garden.

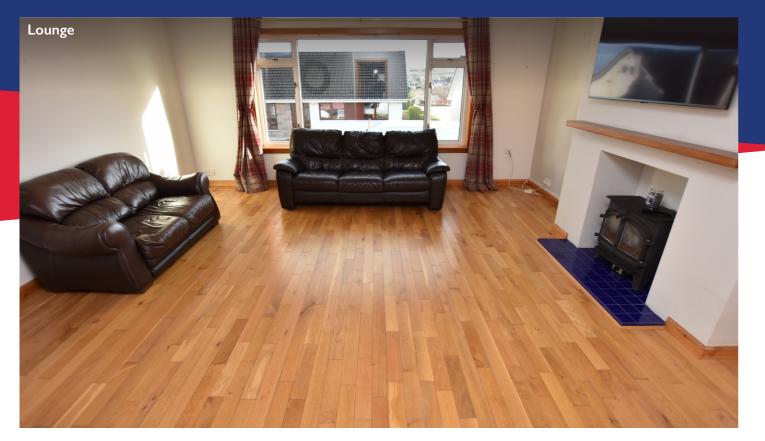
hspc OFFERS OVER £220,000 HSPC Reference: 58397

- The Property Shop, 47 Church Street, Inverness
- property@munronoble.com
- **C** 01463 22 55 33
- **→** 01463 22 51 65



Property Overview





Property Description

This detached bungalow is located in the village of Maryburgh, will suit a variety of potential purchasers and viewing is recommended to fully appreciate the well-proportioned accommodation within. The property is fully double glazed, has gas central heating, gardens and an attached single garage that has an up and over door, power and lighting. The accommodation within consists of an entrance hall, a lounge with gas stove, a kitchen/diner, a modern bathroom and three bedrooms, two of which having fitted wardrobes and the principal bedroom having an en-suite shower room. The kitchen/diner provides ample space for formal dining, comprises wall and base mounted units with worktops and has a fridge, a freezer, a dishwasher, an electric oven and a gas hob that are all integrated. Located here and included in the sale price is the washing machine. The bathroom and en-suite are both modern with the bathroom having a WC, a wash hand basin and a q-shaped bath with mains shower over and the en-suite a wet walled shower cubicle with mains shower, a WC and a wash hand basin. The garden to the front of the property is laid to grass with a flowerbed border and a tarmac driveway provides space for off-street parking an leads to the attached garage. The rear garden is fully enclosed and can be accessed via gates to either side of the property or from the double glazed patio doors or the double glazed back door from the kitchen/diner. It is terraced and is low maintenance being laid to a combination of patio and gravel with the upper terrace being planted with a variety of plants and shrubs. Maryburgh is located approximately two miles to the west of the market town of Dingwall and 11 miles north of the Highland capital of Inverness. Local amenities within the village include a local shop and a bar/restaurant. There are bus links to both Inverness and Dingwall. Primary and secondary schooling are both located in Dingwall which also has a wider range of shops and services, including supermarket shopping. A more comprehensive range of amenities can be found in Inverness City Centre including bus and train stations, cafés, bars, restaurants, High Street shops, cinemas, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.





Kitchen/Dining Room

Rooms & Dimensions

Entrance Hall Lounge Approx 5.15m x 4.95m Kitchen/Dining Room

Approx 6.53m x 3.95m (AWP*)

Bathroom Approx 2.19m x 2.87m

Bedroom One Approx 4.55m x 2.87m

En-Suite Shower Room Approx 2.09m x 2.52m

Bedroom Two Approx 2.87m x 3.55m

Bedroom Three Approx 3.09m x 3.25m

Garage Approx 2.90m x 4.90m *(at widest points)









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