



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**

E

**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](mailto:property@munronoble.com).

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
	A (92-100)			A (92-100)	81
	B (81-91)			B (81-91)	
	C (69-80)			C (69-80)	
	D (55-68)			D (55-68)	63
	E (39-54)			E (39-54)	
	F (21-38)	68		F (21-38)	
	G (1-20)			G (1-20)	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC		



**5 Grant Crescent  
Maryburgh  
IV7 8EW**

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

**OFFERS OVER £220,000**  
HSPC Reference: 58397

The Property Shop, 47 Church Street, Inverness

[property@munronoble.com](mailto:property@munronoble.com)

01463 22 55 33

01463 22 51 65

**Property Overview**



**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.





**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 and 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.

- 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)

