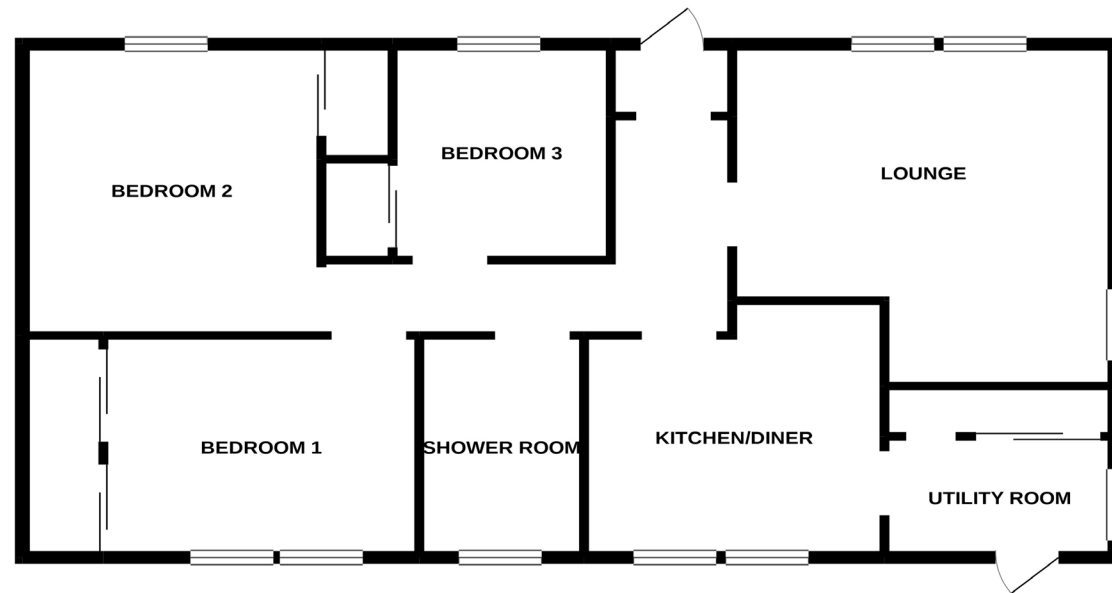


## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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### Services

Mains water, electricity, drainage, LPG.

### Extras

All carpets and fitted floor coverings. Fridge-freezer, electric cooker and blinds.

### Heating

LPG and wood burning stove.

### Glazing

Double glazed windows throughout.

### Council Tax Band

D

### Viewing

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

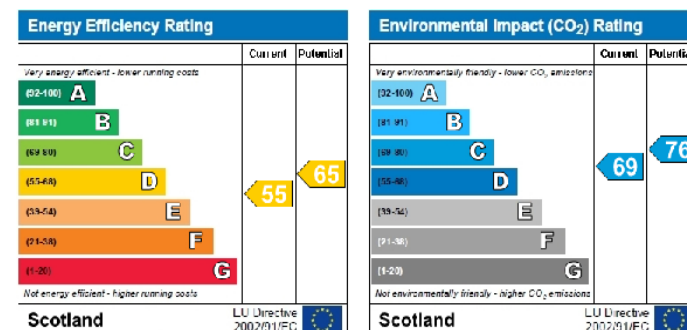
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £200,000

A full Home Report is available via Munro & Noble - [property@munronoble.com](mailto:property@munronoble.com).



## Ardmiddle Achonachie Road, Marybank IV6 7QE

A three bedroom detached bungalow with off-street parking located in the village of Marybank.

**OFFERS OVER £198,000**  
hspc HSPC Reference: 58481

The Property Shop, 47 Church Street, Inverness

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

01463 22 55 33

01463 22 51 65

### Property Overview







## Property Description

This detached bungalow will suit a variety of potential purchasers including the young and elderly alike. The accommodation within is spread over one floor and consists of an entrance vestibule, an entrance hall, a double aspect lounge with a multi fuel stove, a spacious wet-walled shower room, three bedrooms, all of which boast fitted storage facilities and a utility room which has base mounted units, plumbing for a washing machine and two storage cupboards. Completing the accommodation is a modern kitchen/diner which provides space for informal dining and comprises wall and base mounted units with worktops, a sink with mixer tap and drainer and an intergrated dishwasher. The property offers many pleasing features including LPG central heating, double glazing, ample storage provisions, solar panels and views over the neighbouring countryside. Externally the gardens surround the property. The front garden is laid to lawn with a gravel border, is enclosed by walling and hedging and has a driveway which provides space for off street parking and leads to the rear garden. The generous rear garden is of low maintenance as it is mainly laid to gravel with some paving, has an area laid to lawn, is enclosed by wooden fencing and boasts two sheds and a wood store which are included in the sale price. The property is located in Marybank which has access to primary schooling. Muir of Ord is approximately 4 miles away and Dingwall approximately 6 miles away, both have rail links to Inverness and the north of Scotland, and both have a range of shops and services. The market town of Dingwall has supermarket shopping, a train station and secondary schooling. The area is renowned for its natural beauty and has excellent walking routes near to the property.



## ROOM MEASUREMENTS

**Entrance Vestibule** 1.48m x 1.00m  
**Entrance Hall**

<b>Lounge</b>	<b>Approx. 4.70m x 5.52m</b>
<b>Kitchen</b>	<b>Approx. 3.60m x 3.61m</b>
<b>Utility Room</b>	<b>Approx. 2.81m x 1.70m</b>
<b>Bedroom One</b>	<b>Approx. 3.79m x 3.10m</b>
<b>Bedroom Two</b>	<b>Approx. 4.00m x 2.60m</b>
<b>Bedroom Three</b>	<b>Approx. 2.61m x 3.00m</b>
<b>Shower Room</b>	<b>Approx. 1.98m x 3.07m</b>

