

JC Bartlett & Co

Solicitors, Notaries and Estate Agents, 6 McGregor Court, Dingwall, Ross-shire. Telephone: 01349 867100



26 Drumdyre Road, Dingwall, Ross-shire, IV15 9RW

2/3 Bedroom detached bungalow

Offers over £135,000

This bungalow is in good decorative order and enjoys a good location in a quiet cul-de-sac in a popular residential area of Dingwall with views over the Cromarty Firth to the Black Isle beyond. The Market Town of Dingwall offers supermarkets and banks, as well as Primary and Secondary schooling. Also available is a range of recreational facilities including a leisure centre with swimming pool and a football academy. Clubs can also be found to suit a variety of interests. The Highland Capital City of Inverness lies some 12 miles from Dingwall and has a more extensive range of leisure, retail and entertainment facilities and road and rail links south. Dalcross airport is located some 6 miles beyond Inverness.

Accommodation: hallway, livingroom, kitchen with dining area, bathroom, two bedrooms and study/third bedroom.



ACCOMMODATION:

The Timber front door with 9 glazed panels leads into the hallway.

Hallway

The hallway has sanded timber floorboards, loft access (partially floored for storage), a ceiling light, radiator and smoke detector. Doors lead from here to all rooms.

Livingroom

13'8" at longest x 13'5" at widest (4.18m x 4.09m)

Accessed from the hallway by an 8 pane glazed timber door, the main feature of the livingroom is the french doors with glazed side lights which lead onto the decking and offer good views over the Cromarty Firth. It has sanded wood floorboards, a central ceiling rose and radiator.



Kitchen

9'8" x 8'11" (2.97m x 2.74m)

Accessed from the hallway by an 8 pane glazed timber door, the kitchen is equipped with a range of floor and wall units with oak doors, marble-effect work surfaces and a tiled splashback. It is fitted with a single bowl resin sink with swan neck mixer tap, a Hoover Nextra washing machine, Bosch dishwasher, Electrolux fridge-freezer and an electric oven, hob and extractor. It has vinyl flooring, a window to the South, radiator and ceiling light.

Master Bedroom

13'5" x 8'5" (4.10m x 2.57m)

The master bedroom has sanded wood floorboards, a window to the North, radiator and ceiling light.



Bedroom 2

8'3" x 7'4" (2.53m x 2.24m)

This room is carpeted and has a window to the North, ceiling light and radiator.

Study/Bedroom 3

7'1" x 8'3" at widest point (2.18m x 2.52m)

This room is carpeted and has a window to the North, ceiling light and radiator.

Bathroom

6'3" x 6'4" (1.92m x 1.95m)

The bathroom is equipped with a 3 piece suite, comprising bath (tiled around with mixer tap and Gainsborough Energy 2000x electric shower over), sink and w/c. It has sanded floorboards, an opaque window to the West, 5 electric golf ball downlighters and a towel radiator.



OUTSIDE.

The front garden is largely planted, with a driveway leading to the front door of the house which is capable of parking 2 or 3 cars. The rear garden is an assortment of established planted beds and paths with some shrubs. There is a covered decking area which measures 3.33m x 2.36m and a timber shed with sloping felt roof which measures 3m x 1.6m (external).

SERVICES.

Mains water, drainage, electricity and gas.

HEATING.

Heating is by gas fired central heating.



VIEWING.

Parties interested in viewing this property are asked to contact the selling agents on 01349 867100 to arrange a suitable appointment.

DIRECTIONS.

Travel round the ring road heading for Alness, and then turn left up Tulloch Avenue / Kinnairdie Brae (just past Dingwall Academy). At the top of the road turn right onto Old Evanton Road and then after approximately 300 metres take a turn right into Firthview. Drumdyre Road is the second turning on the left, with number 26 lying approximately 175 metres along on the right hand side.

COUNCIL TAX

Band C.

PRICE.

Offers over £135,000 are sought.

ENTRY.

Early entry is available.

OFFERS.

All offers to be submitted in Scottish legal form to J C Bartlett & Co Solicitors, 6 McGregor Court, Dingwall, Ross-shire, IV15 9HS.

CLOSING DATE.

If a closing date is fixed we will endeavour to advise all parties who have formally noted an interest. If you wish to be so advised then it is important that you let us know in writing. The seller does, however, reserve the right to accept any offer and that whether it is received prior to, or without fixing, a closing date.

EXTRAS.

All carpets, curtains and blinds are included in the price, as well as the washing machine, dishwasher, fridge-freezer, oven, hob and extractor.



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These particulars are given for guidance only. Whilst they are believed to be correct, they are not to be taken as forming part of any contract of sale. In particular: (i) measurements are subject to a margin of error; and (ii) the mention of any appliance and/or service does not imply that they have been tested or are in full and efficient working order. If any points are of particular importance then please ask for further information/verification so that you do not make a wasted journey to view the property.