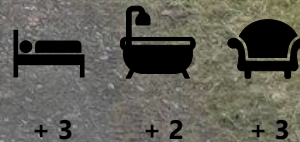




Offers Over: £270,000

Bundrowes, Braelangwell, Balblair, Dingwall, IV7 8LT



Situated in the peaceful and rural location of Balblair on the Black Isle, Bundrowes is a spacious, detached bungalow boasting lovely views over open countryside, The Cromarty Firth and Black Isle beyond. This three-bedroom property benefits from oil heating complimented by an open fire in the lounge, stunning views and a large wraparound garden. In need of some modernisation, once completed, this property represents an ideal family home, or for those looking for a quiet, rural lifestyle with nearby village facilities.

Viewing is highly recommended to fully appreciate the living space on offer and idyllic location.

The accommodation consists of: an entrance porch with seating area and fitted storage; a generous L-shaped hall with access to the partially floored attic and fitted storage cupboard; a spacious, double-aspect lounge with large windows allowing the room to flood with natural light, and open fire set in a brick surround providing a welcoming focal point; two generous double bedrooms, one with fitted storage; further small double bedroom, again with fitted storage; a cloakroom comprising a wash hand basin and WC; a family bathroom comprising a bath with electric shower, wash hand basin, WC and bidet; a small storeroom with fitted shelving and hot water tank; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, integrated electric oven and hob, and large storage cupboard housing the fridge/freezer; a side porch with door giving access to the garden and storage area housing the washing machine; a bright dining room with door leading to the conservatory which takes full advantage of the lovely countryside views and further door leading to the outdoor patio area.

The property sits in a generous, well-established wraparound garden which is mainly laid to a lawn with a good selection of mature trees, shrubs, and bushes. A raised patio area off the conservatory provides an ideal venue for alfresco dining and entertaining or where one can sit and enjoy the peaceful surroundings. There is also a large timber garage with two adjoining lean-to's, garden shed and log store. There is ample parking to the front of the property for several vehicles.

Facilities closest to the property can be found in the village of Rosemarkie, approx. 6 miles away, and offers a good range of facilities including a general store which caters adequately for daily requirements, along with a beach cafe, restaurant, pub and golf course. The area is a highly popular tourist destination and has an excellent range of outdoor activities available on your doorstep along with some stunning beaches and dolphin spotting at Chanonry Point. The popular village of Cromarty, approx. 7 miles, also has an excellent range of facilities and activities, along with a thriving arts culture and charming beach. Education is provided at Resolis Primary School which is close by or the acclaimed Fortrose Academy to which bus transportation is provided.

Inverness, the main business and commercial centre in the Highlands is approximately 22 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.











Entrance Porch: 2.45 x 1.25

Lounge: 4.85 x 4.23

Kitchen: 3.84 x 3.56

Dining Room: 3.58 x 3.02

Conservatory: 3.86 x 2.33

Bedroom 1: 4.29 x 3.62

Bedroom 2: 3.63 x 3.61

Bedroom 3: 3.63 x 2.72

Bathroom: 2.24 x 1.71

WC: 2.25 x 0.99

Store Room: 2.27 x 1.23

Side Porch: 1.17 x 0.99



Services:- Mains water and electricity. Septic tank. Oil tank.

General:- All floor coverings, light fittings, curtains, blinds, fridge/freezer and washing machine are included in the asking price.

Directions:- From Inverness, take the A9 North. Exit onto the B9169 signposted for Culbokie on your right. Continue straight through Culbokie and follow the road passing Resolis Primary School. About six and a half miles from Culbokie, there's a small sign pointing to the right for Newhall. Turn right here, continuing down the brae, to Resolis Community Hall. At the T junction at the hall, turn left and follow the road along the straight and round to the right, past the small group of houses at Newhall. About a quarter of a mile past the houses, take the farm track to the right signposted Poyntzfield. Follow this road along and pass over the bridge. Bundrowes is the white house on your right, shortly after the bridge.

Entry:- By mutual agreement

Reference:- GRM/EB/FENW4/2



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