



**Harper
Macleod LLP**
Estate Agents & Solicitors

Ness House, Ferry Road, Dingwall, IV15 9QS

Offers over £350,000



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C

Ness House Ferry Road

Dingwall, IV15 9QS

Stunning views over the open countryside are enjoyed from this bright and spacious detached 5 bedroom bungalow with garage, situated in a peaceful cul-de-sac, with mature garden ground and ample off street parking.

The accommodation comprises entrance vestibule, hallway, lounge, open plan kitchen/diner/family room, utility room, five bedrooms (one en-suite shower room), family bathroom and cloak room. The fifth bedroom, with en-suite shower room, has a French door opening to the rear of the property and is ideal for guest accommodation.

Viewing is highly recommended.

Rooms

Entrance vestibule

9'2" x 5'10" (2.81m x 1.79m)

Hallway

12'9" x 5'8" (3.89m x 1.74m)

Lounge

17'6" x 19'11" (5.35m x 6.08m)

Open plan kitchen/diner/family room

Kitchen/diner

15'8" x 12'7" (4.78m x 3.85m)

Family room

12'7" x 8'6" (3.86m x 2.61m)

Bedroom 1

12'9" x 13'1" (3.90m x 4.01m)

Utility room

5'9" x 5'8" (1.76m x 1.74m)





Inner hallway
30'10" x 2.98'6" x 3'10" x 5'7" (9.41m x .091m x 1.18m x 1.71m)

Bathroom
6'8" x 8'9" (2.05 x 2.67m)

Bedroom 2
9'5" x 13'2" (2.88m x 4.03m)

Cloak room
5'2" x 3'10" (1.60m x 1.18m)

Bedroom 3
9'5" x 12'5" (2.88m x 3.80m)

Bedroom 4
10'11" x 13'6" (3.34m x 4.14m)

Bedroom 5
14'9" x 14'0" x 8'2" x 5'3" (4.51m x 4.29m x 2.49m x 1.61m)

En-suite shower room
4'8" x 5'3" (1.44m x 1.61m)

Garage
9'7" x 15'3" (2.94m x 4.67m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

EPC Rating C

Council Tax Band E





The market town of Dingwall in Easter Ross in the Scottish Highlands has a leisure centre with swimming pool, a variety of shops and services, restaurants, hotels, railway station, primary school and secondary school, all within walking distance of the property.

There are fabulous walks in the vicinity and the Ferry Park Picnic area with views over the Cromarty Firth towards the Black Isle is close-by.

The city of Inverness is approximately 15 miles away and benefits from an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road and rail. Inverness Airport offers national and European flights.

Accommodation:

Entrance porch 2.81m x 1.79m

Windows and door to front. Coak hooks. Tiled flooring. Step up to entrance to hallway.

Hallway 3.89m x 1.74m

Doors to vestibule, lounge and kitchen. Two double storage cupboards. Door to inner hallway. Solid wooden flooring.

Lounge 5.35m x 6.08m

Double aspect to front and side. Fireplace with multi-fuel stove set on marble hearth. T.V. point. Wall lights. Carbon monoxide detector and smoke alarm. Carpet.

Open plan kitchen/diner/family room

Kitchen/diner 4.78m x 3.85m

Window to rear. Wall and base units with worktop and splashback. 1 ½ bowl stainless steel sink with left hand drainer. Gas cooker with double oven. Neff extractor. Heat alarm. Spotlights. Vinyl flooring.

Family room 3.86m x 2.61m

Patio doors to side with views over the open countryside. Multi-fuel stove set on marble hearth Wall lights. Carpet.

Bedroom 1 3.90m x 4.01m

Double aspect to side and rear. Wall lights. Carpet.

Utility room 1.76m x 1.74m

Door to rear. Wall and base units with worktop. Stainless steel sink with mixer tap. Plumbed for washing machine. Coat hooks

Inner hallway 9.41m x 0.91m x 1.18m x 1.71m

Double storage cupboard. Doors to four bedrooms, cloak room and bathroom. Hatch to roof space. Smoke alarm. Carpet.

Bedroom 2 2.88m x 4.03m

Window to front. Fitted wardrobes. Carpet.

Bathroom 2.05m x 2.67m

Window to rear. White WC and pedestal wash hand basin. Shower cubicle with mains shower and wet wall. Extractor. Laminate flooring.

Cloak room 1.60m x 1.18m

White WC and pedestal wash hand basin with splashback. Laminate flooring.

Bedroom 3 2.88m x 3.80m

Window to front. Two double fitted wardrobes. T.V. point. Wall shelves. Carpet.

Bedroom 4 3.34m x 4.14m

Windows to rear. Triple mirrored wardrobes. Shelving and hang rails. Carpet.

Bedroom 5 4.51m x 4.29m x 2.49m x 1.61m

French door with side glazed panel to rear. Wall lights. Hatch to roof space. Carpet.

En-suite shower room 1.44m x 1.61m

Window to front. White WC and pedestal wash hand basin with tiled splashback. Mirrored wall cabinet. Shaver socket. Shower cubicle with Mira Jump electric shower and wet wall. Extractor. Vinyl flooring.

Garage 2.94m x 4.67m

Roller door to front. Power and light. Water tap. Storage space in rafters.

Outbuildings

Wood store and garden shed.

Garden ground

The mature front and rear garden ground is laid to lawn with shrubs and trees. Fabulous panoramic views of the open countryside are enjoyed from this family home.

There is ample off street parking to the front, side and rear.

Extras

All fitted floor coverings are included in the sale price.

Heating and glazing

Gas central heating and multi-fuel stoves in the lounge and family room. Double glazing with the exception of the entrance vestibule.

Services

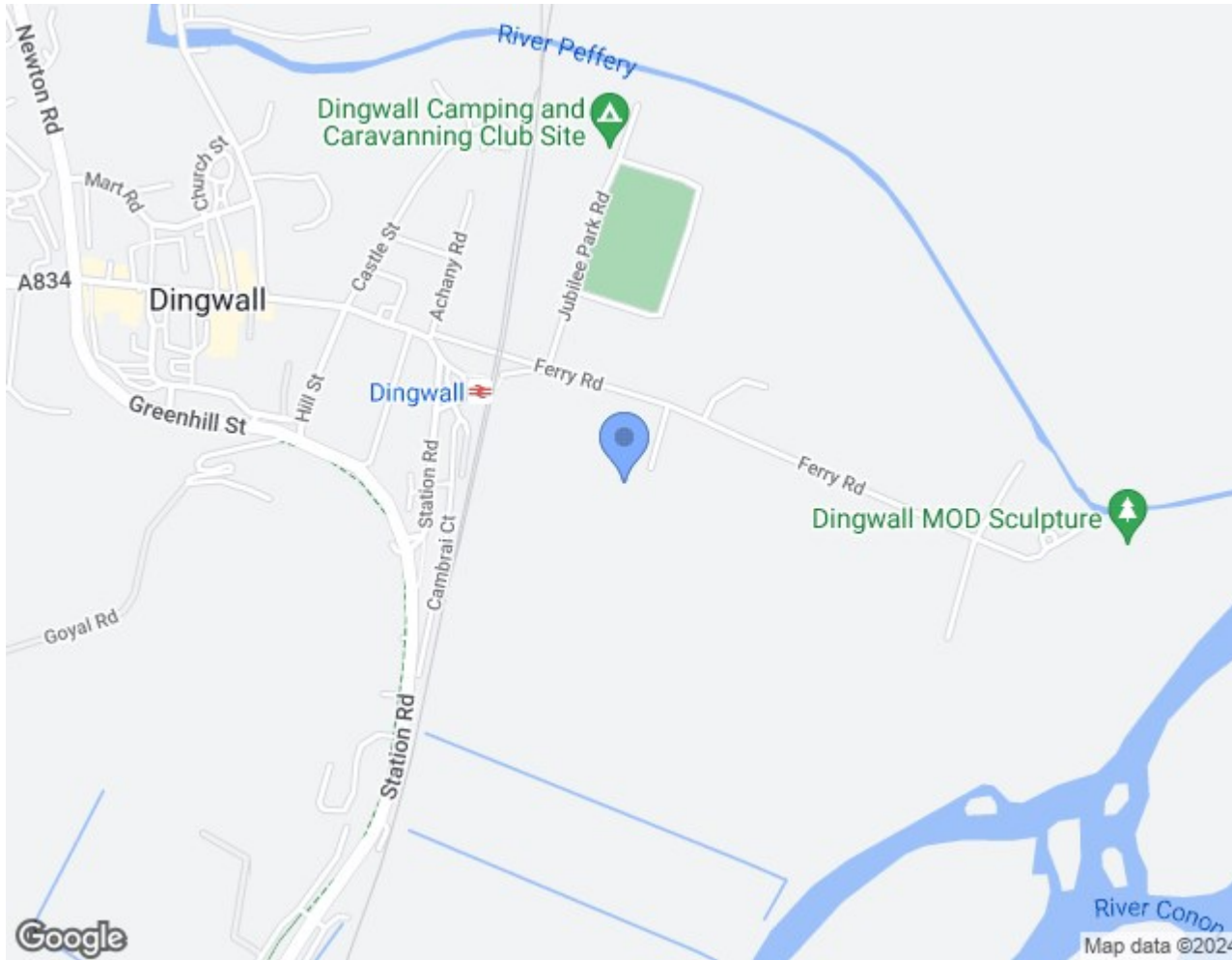
Mains gas, electricity, water and drainage. Security lighting around property.

EPC Rating C

Council Tax Band E



Area Map

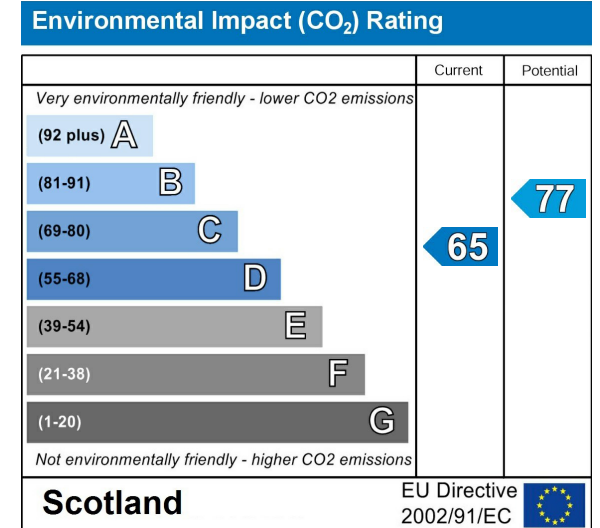
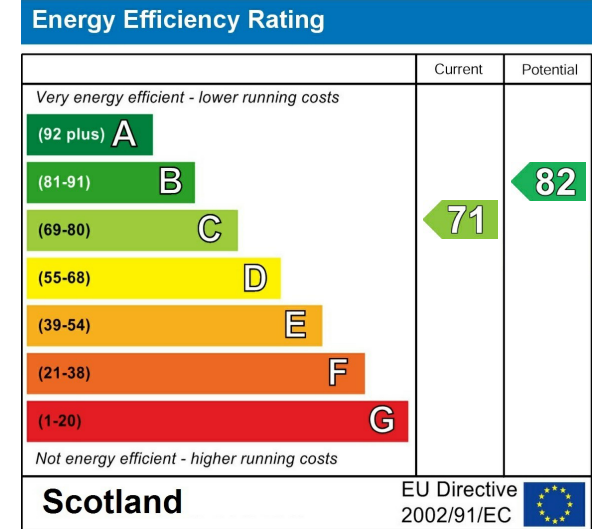


Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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