

# Achingale, Easter Kinkell

Conon Bridge, Dingwall, IV7 8HY



Offers Over £375,000







## Overview

- Spacious 4 bedroom detached bungalow in rarely available location
- Semi-rural location on sought after Black Isle
- Lounge, kitchen/diner, 4 bedrooms, 1 ensuite, family bathroom, WC
- Close to village and amenities, 5 miles from Dingwall
- Enclosed gardens with decking & large garage/workshop with inspection pit
- EPC Band E



## Description

Fantastic opportunity to purchase an immaculate 4 bed detached bungalow set on a good sized plot with views over the surrounding countryside. Situated on the sought after Black Isle this property has all the benefits of semi rural and will appeal to a range of buyers. To the front of the property is the spacious lounge with large picture window and feature fire place with electric fire. The open plan kitchen / diner provides a fantastic space for living and entertaining. The kitchen has ample storage with good work top space and has an electric cooker. There is ample space for a dining table with 6 chairs and there are French doors that open on to the patio area. Off the kitchen is the good sized utility room which houses the boiler, washing machine, fridge/freezer and provides access to the gardens. There are 4 double bedrooms, 2 of which have fitted storage and the main bedroom benefiting from an ensuite shower room. The stunning family bathroom with stand alone tub and walk in shower completes the accommodation. There is gas central heating and good storage throughout including two hall cupboards and a partially floored loft with ladder and lights. The enclosed level gardens are mostly laid to lawn, with established shrubs and trees, there is a large patio area and decking area with pergola; both perfectly placed to enjoy the sun and views of the countryside. There is parking on the driveway for at least six cars. The large garage/workshop (9m x 5m) is fully insulated, has a fitted kitchen and an inspection pit. This superb family home will appeal to the discerning buyer looking for a spacious bungalow in a prime location. Early viewing is essential.





## Room Dimensions

Lounge	(14' 11" x 18' 5") or (4.54m x 5.61m)
Kitchen	(14' 1" x 11' 10") or (4.30m x 3.61m)
Dining Area	(9' 10" x 13' 2") or (3.0m x 4.01m)
Utility Room	(12' 7" x 6' 8") or (3.83m x 2.02m)
Principal Bedroom	(12' 5" x 11' 9") or (3.78m x 3.57m)
Principal Bedroom En Suite	(3' 7" x 8' 9") or (1.09m x 2.67m)
Bedroom 2	(10' 10" x 10' 8") or (3.29m x 3.24m)
Bedroom 3	(10' 6" x 11' 9") or (3.20m x 3.59m)
Bedroom 4	(10' 6" x 8' 7") or (3.19m x 2.61m)
Bathroom	(10' 6" x 7' 3") or (3.19m x 2.21m)







### Floor Area

141m<sup>2</sup>

### Services

Mains electricity and water. Private septic tank. Telephone and satellite broadband. 4G.

### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Electric cooker, fridge/freezer, washing machine.

### Council Tax

Band F

### Tenure

Freehold

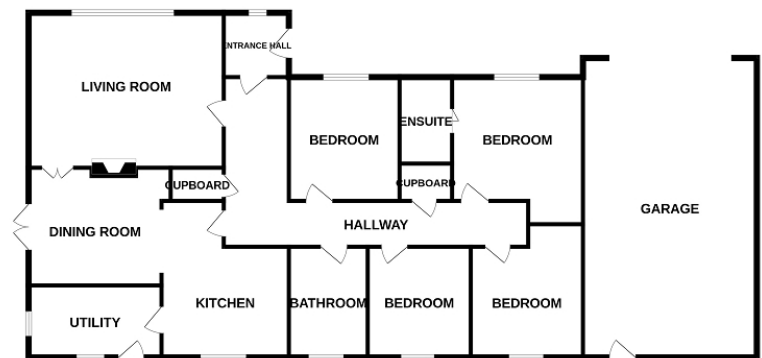
### Entry

By mutual agreement.

### Viewing

To arrange a viewing of this property please call Louise on 01463 233218.

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 indicative 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 is given as to their operability or efficiency can be given.  
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