

13 Bruce Court

Dingwall, IV15 9LG

Fixed Price £375,000





Overview

- ***20K BELOW HOME REPORT VALUATION***
- Over 200 square metres of generous, flexible accommodation
- Stunning panoramic views over the Cromarty Firth to the Black Isle
- South-facing garden laid to lawn, decking and gravel area
- Driveway for 4 vehicles and a carport
- EPC Band C



Description

This exceptional family home offers over 200 meters squared of well-planned living space, making it ideal for larger families or those seeking room to grow. Quietly positioned in the popular Bruce Court area of Dingwall, this property impresses with its spacious layout, stunning views and peaceful surroundings. The ground floor comprises a bright and spacious dual-aspect lounge with views across the Cromarty Firth, A well-equipped kitchen with gas hob, extractor, eye-level oven and grill, Separate utility room and WC, the generous dining room makes the perfect place for family meals or entertaining. Three ground floor bedrooms, one with a stylish contemporary ensuite completes the ground floor accommodation. The eye catching wooden staircase leads to the open landing which offers excellent storage and leads to three further double bedrooms, two of which enjoys spectacular views over Dingwall and the Black Isle beyond. Outside, the south-facing garden is laid to lawn with decking positioned to enjoy the best of the views-ideal for summer gatherings. The large gravel driveway accommodates multiple vehicles, with the added benefit of a carport. With its exceptional floor area and stunning setting, this property must be viewed to fully appreciate what it has to offer.



Room Dimensions

Hall	(8' 3" x 6' 11") or (2.51m x 2.12m)
Lounge	(19' 5" x 17' 10") or (5.93m x 5.43m)
Kitchen	(13' 8" x 11' 6") or (4.17m x 3.51m)
Dining Room	(11' 7" x 9' 10") or (3.52m x 3.00m)
Wc	(4' 11" x 6' 0") or (1.49m x 1.83m)
Bedroom 1 (downstairs)	(10' 10" x 9' 10") or (3.30m x 3.0m)
Bedroom 3 En Suite	(9' 10" x 6' 6") or (2.99m x 1.99m)
Bedroom 2 (downstairs)	(13' 9" x 10' 8") or (4.19m x 3.25m)
Bedroom 3	(13' 2" x 11' 5") or (4.02m x 3.49m)
Bedroom 4	(16' 1" x 10' 8") or (4.89m x 3.25m)
Bedroom 5	(16' 1" x 9' 5") or (4.89m x 2.86m)
Bedroom 6	(10' 7" x 9' 9") or (3.22m x 2.98m)
Family Bathroom	(9' 3" x 6' 10") or (2.81m x 2.08m)



AI STAGED



Floor Area

210m²

Services

Gas, electricity, water and drainage. Satellite, telephone and broadband

Maintenance Charges

£65 per annum

Extras

All fitted floor coverings, fixtures and fittings. Integrated appliances including gas hob, extractor, double oven and grill. White goods and free-standing appliances.

Council Tax

Band F

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Katherine on 07808292045 or 01463 233 218



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