



Illustration For Identification Purposes Only. Not To Scale (ID:1002733 / Ref:85943)

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, a fridge freezer and a cooker.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

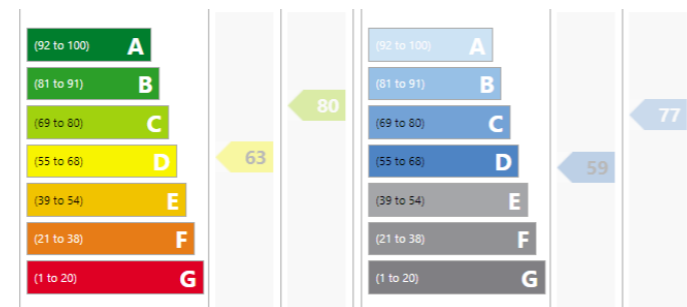
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £385,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



**16 Achany Road
 Dingwall
 IV15 9JB**

A detached, six bed roomed villa with garage, located in the popular town of Dingwall.

OFFERS OVER £385,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Villa
- 6 Bedroom
- 3 Reception
- 1 Shower Room
- Office Potential
- Gas
- Garden
- Garage

Kitchen



Dining Room



Bedroom



Bedroom





Formal Lounge



Property Description

Located on the desirable Achany Road in the town of Dingwall, this traditional stone built, six bedroomed detached villa would suit anyone looking for a family sized home. This substantial property retains a number of original features including high ceilings, deep skirtings, cornicing, tiled fireplaces, and a beautiful stained glass window. It is fully double glazed, has gas central heating, off-street parking and boasts a detached single garage. Only by viewing can one fully appreciate the size of the accommodation on offer. The ground floor comprises an entrance vestibule which leads to the grand entrance hall, off which can be found a formal lounge with dual aspect windows and a feature wood burning stove on a slate hearth, a dining room with open fire and bay window, a generous kitchen/breakfast room with utility room off, a reception room and a WC. The kitchen/breakfast room has a larder cupboard and provides space for a large table and chairs. It is fitted with Howdens wall and base mounted units with worktops, a 1 1/2 sink with mixer tap and drainer, and has a Beko range cooker with extractor fan over, (which is to be included in the sale) and the integrated goods include a dishwasher. The handy utility room has tiled flooring, plumbing for a washing machine, and a sink with mixer tap and drainer. On the first floor can be found a gallery landing off which can be found, loft access, a family shower, and six bedrooms, four of which are double aspect rooms and have open fireplaces, while the other two bedrooms are spacious single rooms. The family shower comprises a WC, a wash hand basin within a vanity unit and a fully wet walled shower cubical with mains shower. The loft runs the length of the property, and could be utilised as a family/games room subject to gaining the relevant building warrants and permissions. Externally, the property has a generous wrap around garden which is fully enclosed by walling, timber fencing and hedging. Its predominantly laid to lawn with a number of shrubs and mature trees. There are fruit trees, two garden sheds, a boiler room and a gravel driveway to the side election which leads to the detached garage. Achany Road is located nearby a number of local amenities including a train station, High Street shops, cafés, supermarket shopping, a Leisure & Community Centre and library, banks and a Post Office, two medical practices, a Hydrotherapy Pool and green leisure spaces. Dingwall is within easy commuting distance of the Highland Capital of Inverness approximately 14 miles away, where there is a comprehensive range of amenities including Eastgate Shopping Centre, High Street shopping, hotels, cafés, bars, restaurants and both train and bus stations.



Reception Room



Shower Room

Rooms & Dimensions

| | | |
|---|--|---------------------------------------|
| Entrance Vestibule Approx 2.30m x 1.55m* | Utility Room Approx 2.71m x 2.43m | Bedroom Three Approx 4.64m x 4.37m |
| Entrance Hall | Rear Vestibule Approx 1.10m x 1.53m | Shower Room Approx 2.12m x 2.96m |
| Dining Room Approx 4.53m x 5.56m | Reception Room Approx 4.26m x 3.80m | Bedroom Four Approx 3.91m x 4.37m* |
| Formal Lounge Approx 6.20m x 4.52m | WC Approx 2.11m x 1.20m | Bedroom Five Approx 2.74m x 3.92m* |
| Inner Hall | Gallery Landing | Bedroom Six Approx 4.25m x 3.91m* |
| Larder Approx 1.22m x 1.20m | Bedroom One Approx 4.91m x 4.66m* | Loft Approx 5.62m x 7.11m* |
| Kitchen/Breakfast Room Approx 4.67m x 5.61m* | Bedroom Two Approx 2.54m x 4.63m* | Garage Approx 2.86m x 5.36m |
| | (*At widest point) | |