

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor covering, curtains and blinds. White goods, shed and greenhouse.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

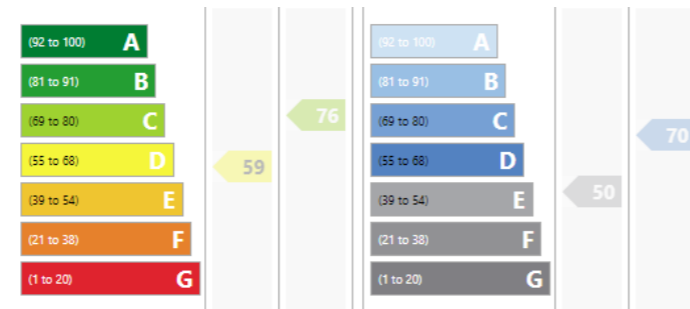
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £190,000
 A full Home Report is available via Munro & Noble website.



**38 Craig Road
 Dingwall
 IV15 9LF**

A three bedroomed semi-detached villa with off-street parking, located in Dingwall that is fully double glazed, has gas central heating, gardens and a garage.

OFFERS OVER £190,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

Semi-Detached Villa
 3 Bedrooms
 2 Receptions
 2 Bathrooms
 Gas
 Garden
 Garage

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.

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge



Bathroom

Property Description

38 Craig Road is an attractive, three bedroomed semi-detached villa with single garage that occupies a generous plot and boasts stunning views towards the Cromarty firth and surrounding countryside. Conveniently located within easy walking distance of Dingwall town centre, the property offers many pleasing features including gas central heating, double glazing, garden grounds, and will suit anyone looking for a family sized home. The accommodation is well proportioned throughout and is spread over two floors with the ground floor comprising an entrance vestibule and hallway, a shower room, a kitchen with utility room off, a bright and airy double aspect lounge with a feature gas fire, and a dining room (which could be utilised as a ground floor bedroom or office if required) The kitchen comprises wall and base mounted units with worktops, has a sink with drainer and taps and is fully tiled. There is a free-standing electric cooker, washing machine and fridge and dishwasher which are included in the sale. Off the kitchen (via the pend) lies a useful utility room which has space for a number of white goods and wall and base mounted units. From the entrance hall, stairs rise to the first floor accommodation which consists of a landing, three good sized bedrooms (two being double aspect and having wash hand basins) and the family bathroom which has a wash hand basin, a WC and a bath with electric shower over and is completed by complimentary tiling. A great feature of this property is the abundance of storage it provides, as there are cupboards in three of the bedrooms, one in the landing, another in the entrance vestibule.

Keen gardeners will enjoy the impressive garden grounds which have been well maintained and surround the property. The front garden is partially enclosed by walling, and has an area of gravel and lawn, which is complimented by a flower border. A sweeping, gravel driveway leads to the single garage which has an up and over door, power and lighting. The landscaped rear garden is substantial in size and is fully enclosed with hedging and fencing, while having a number of lovely shrubs. It is a combination of lawn and gravel and has a perfectly positioned patio area from which views over the Cromarty Firth can be enjoyed, as well as alfresco dining. Early viewing is highly recommended to fully appreciate this desirable location and the property within.



Dining Room



Utility Room

Rooms & Dimensions

Entrance Vestibule
Approx 1.33m x 0.81m

Entrance Hall

Dining Room
Approx 3.20m x 3.56m

Kitchen
Approx 4.44m x 2.65m

Utility Room
Approx 2.19m x 2.34m

Shower Room
Approx 1.66m x 1.21m

Lounge
Approx 5.29m x 3.33m*

Landing

Bedroom Two
Approx 3.20m x 3.60m

Bedroom Three
Approx 3.60m x 2.67m

Bathroom
Approx 2.62m x 1.69m*

Bedroom One
Approx 3.36m x 5.31m

Garage
Approx 2.98m x 4.90m

(*At widest point)

