

Services

Mains electricity, water, and drainage.

Extras

All fitted floor coverings, white goods, curtains and blinds.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

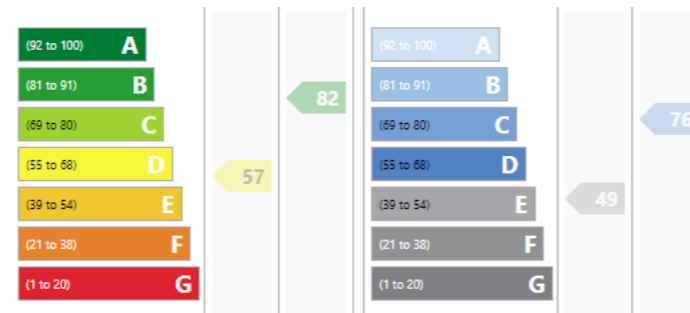
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £300,000
 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.

**April Rise, Blackwells Street
 Dingwall
 IV15 9NW**

This sizeable, detached bungalow is located in the popular town of Dingwall and has four bedrooms, oil fired central heating, a double garage, and garden grounds.

OFFERS OVER £298,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview

- Detached Bungalow
- 4 Bedrooms
- 3 Receptions
- 2 Bathrooms
- Oil
- Garden
- Garage
- Off-Street Parking

Kitchen



Kitchen



Bedroom One



En-Suite Shower Room





Lounge

Property Description

Occupying an elevated position and boasting delightful views over the surrounding countryside, Aprils Rise is a substantial, four bedroomed detached bungalow with detached double garage that enjoys generous garden grounds to the front and rear elevation, as well as ample off-street parking. The flexible accommodation offers comfortable living space and has been well designed to suit families needs, whilst being conveniently located within walking distance to primary and secondary schooling, as well as supermarket shopping. Offering many pleasing features including double glazing, oil fired central heating, an en-suite shower room, and three large reception rooms, early viewing is a must to appreciate all the property has to offer, as well the peaceful location it occupies. Inside, the entrance vestibule leads to the hallway, off which can be found a well-proportioned lounge with large bay window offering views to the front, and doors opening to the formal dining room, a split level bathroom which features a vanity wash hand basin, a WC and a sunken, oval shaped bath and four double bedrooms, with the primary having the advantage of an en-suite shower room. The beautiful kitchen forms the heart of the home and is a bright and airy environment that provides space for a table and chairs if required. The appealing wall and base units are by the reputable Wren Kitchens, and are complimented by quartz worktops, splashbacks and are completed by a sink with mixer tap and drainer. Integrated goods include a dishwasher, an induction hob with extractor fan over, and a eye-level oven with slideaway door. The family room is via an arch from the kitchen and has French doors that give access to the garden and the patio directly outside, making this a great space for entertaining. The adjoining utility room has plumbing for a washing machine, a sink with drainer, cupboard space, a small WC, and gives access to the rear elevation. A great feature of the property is the ample storage it provides, with three large hall cupboards, loft space, and all four bedrooms boasting fitted wardrobes.

Outside, the expansive garden grounds are a combination of lawn, patio and gravel which are partially enclosed by walling and mature trees and hedges. Steps lead to the gravel parking area and double garage, which has up and over doors, power and lighting. Beautiful views can be taken in from all around the garden, while enjoying the sunshine from the well placed patio area. The market town of Dingwall has a number of local amenities including a train station, High Street shops, cafés, a Tesco supermarket, a Leisure & Community Centre and a library, banks and a Post Office, two medical practices and a Hydrotherapy Pool. Dingwall is within easy commuting distance of the Highland Capital of Inverness approximately 14 miles away, where a more comprehensive range of amenities can be found.



Family Room



Dining Room



Bathroom

Rooms & Dimensions

- Entrance Vestibule
Approx 1.88m x 1.42m
- Entrance Hall
- Lounge
Approx 5.68m x 4.20m
- Dining Room
Approx 3.19m x 3.60m
- Kitchen
Approx 5.30m x 3.93m*
- Family Room
Approx 2.77m x 4.59m
- Utility Room
Approx 1.47m x 2.40m
- WC
Approx 1.47m x 1.00m
- Bathroom
Approx 2.38m x 3.09m
- Bedroom One
Approx 3.31m x 3.55m
- En-Suite Shower Room
Approx 1.49m x 2.35m
- Bedroom Three
Approx 3.30m x 3.41m*
- Bedroom Four
Approx 3.41m x 3.10m
- Bedroom Two
Approx 3.49m x 3.10m
- Garage
Approx 5.67m x 7.05m

*At widest point



Bedroom Four

