

Services

Mains water, electricity, and drainage is to a septic tank. Gas serves the range.

Extras

All carpets, fitted floor coverings, selected curtains, and blinds. Large fridge-freezer, small freezer, and range. The 6x3 Keder polytunnel, selected furniture and white goods are available by separate negotiation.

Heating

Oil fired central heating, with underfloor heating in the kitchen/dining area, bathroom and shower room.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

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

Entry

By mutual agreement.

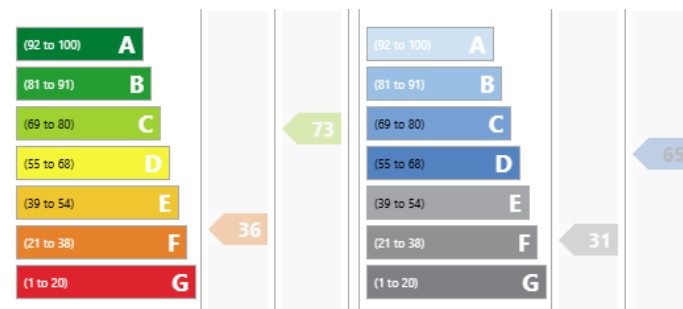
Home Report

Home Report Valuation - £375,000

A full Home Report is available via Munro & Noble website.

Directions

From Dingwall, travel up Tulloch Avenue, and take a right onto Old Evanton Road. Travel along this road, passing the Highland Farm Café and continue on this road taking a sharp right, passing Ardullie Farmhouse on the right. Take the next right into a yard where there are a number of outbuildings. Follow the track to the right, passing Shepherds Cottage, and the cottages are located at the very end of the track.



Campbells & Mcnabs Cottages Ardullie, Dingwall IV15 9TT

This traditional, four bedroomed detached cottage is perfectly positioned in the heart of Ross-Shire's countryside, and occupies an enviable plot featuring gardens grounds, stunning views and adequate off-road parking.

OFFERS OVER £373,000

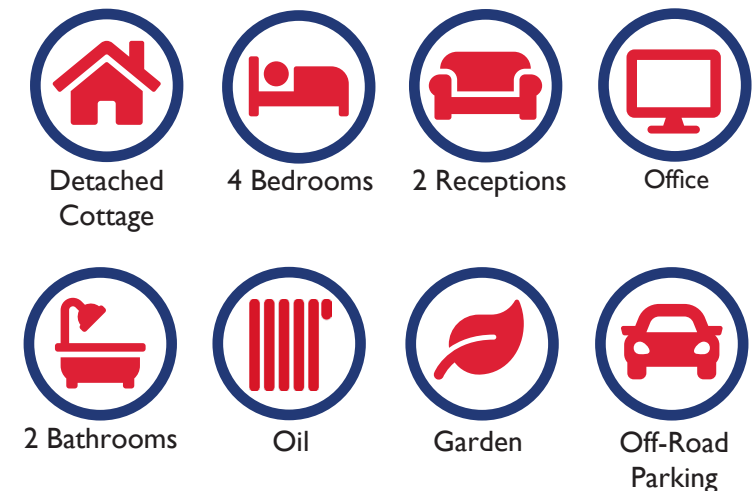
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



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.



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Office



Open Plan Kitchen/Dining Area



Property Description

Nestled in the serene countryside on the outskirts of Dingwall, Campbells & McNabs Cottages is an endearing, four bedroomed home which offers an unparalleled blend of spaciousness and comfort, while having the advantage of mature garden grounds and panoramic views overlooking the Cromarty Firth. Viewing is essential to appreciate the secluded and tranquil setting, as well as the clever use of glazing, which allows an abundance of light, generating a bright and airy environment throughout this charming home. Inside offers a wealth of features including a Howdens fitted kitchen with oak worktops, oil/underfloor heating, double glazed windows, and ample storage provisions, with cupboards in the kitchen, utility room and the mezzanine landing. As you step inside, you're greeted by an inviting entrance vestibule, off which can be found the sitting room with feature wood-burning stove, and a formal lounge. Also on the ground floor is the office, a versatile cellar and a bathroom which comprises a wash hand basin, a beautiful free-standing bath and WC. The substantial, open plan kitchen/dining area forms the heart of the home, and sets the stage for memorable meals and entertaining. This well appointed room gives access to the front elevation and has contemporary base-mounted cabinetry with a matching island, a double ceramic sink and a range with splashbacks and extractor fan over. Off the kitchen is the useful utility and boot room which has a sink, space for white goods and give access to the rear garden. The first floor comprises four, double bedrooms, two which are double aspect and flood the room with natural light, and a deluxe shower room which has a wet-walled walk-in shower with double shower head, WC and thoughtfully designed matching vanity basins. Outside, keen gardeners will enjoy the attractive garden grounds which have been well maintained and surround the property. The front is laid to lawn with a gravel path, complimented by a variety of mature trees, blooming shrubs and colourful flowers, perfectly framing the incredible views over the Cromarty Firth and beyond. The side and rear elevation have a drying area, a number of stocked vegetable beds and fruits trees, and is a haven for al-fresco dining and soaking up the sunshine on the warmer months. There are two sheds, a log store and a summer house (which has cabling appropriate for 'e' vehicle charger) all on site, as well as sufficient space for off-road parking for numerous vehicles. The market town of Dingwall is located 5 miles away and has a number of local amenities including a train station, High Street shops, cafés, a Tesco supermarket, a Leisure & Community Centre and a library, bank and a Post Office, two medical practices and a Hydrotherapy Pool.

Open Plan Kitchen/Dining Area



Utility Room



Lounge



Rooms & Dimensions

- Entrance Vestibule
Approx 2.09m x 3.05m
- Sitting Room
Approx 3.49m x 4.18m
- Lounge
Approx 4.27m x 3.94m*
- Office
Approx 3.02m x 1.98m
- Cellar
Approx 2.30m x 3.16m
- Bathroom
Approx 1.92m x 2.72m
- Open Plan Kitchen/Dining Area
Approx 4.16m x 8.42m
- Utility Room
Approx 1.94m x 2.37m
- Boot Room
Approx 1.95m x 3.22m
- Mezzanine Landing
- Bedroom One
Approx 4.15m x 4.91m
- Shower Room
Approx 2.18m x 3.63m
- Bedroom Three
Approx 3.81m x 3.30m
- Bedroom Four
Approx 3.27m x 3.01m
- Bedroom Two
Approx 3.39m x 4.24m
- *At widest point

Sitting Room



Bathroom

