

Ground Floor



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, blinds, and washing machine. Some items of furniture are available by separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01862 892 555.

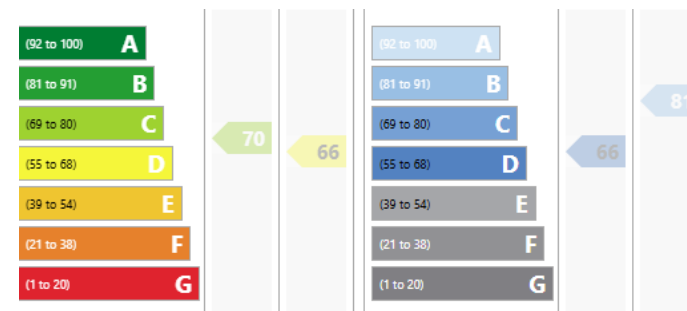
Entry

By mutual agreement.

Home Report

Home Report Valuation - £275,000

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



10 Balconie Park

Evanton

IV16 9XD

A three bedrooomed, detached bungalow with a summer house, located in Evanton, that is fully double glazed and has mains gas heating and a wraparound garden.

OFFERS OVER £275,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

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Property Overview



Detached Bungalow



3 Bedrooms



1 Reception



2 Bathrooms



Gas



Garden



Driveway

Lounge/Dining Room



Kitchen

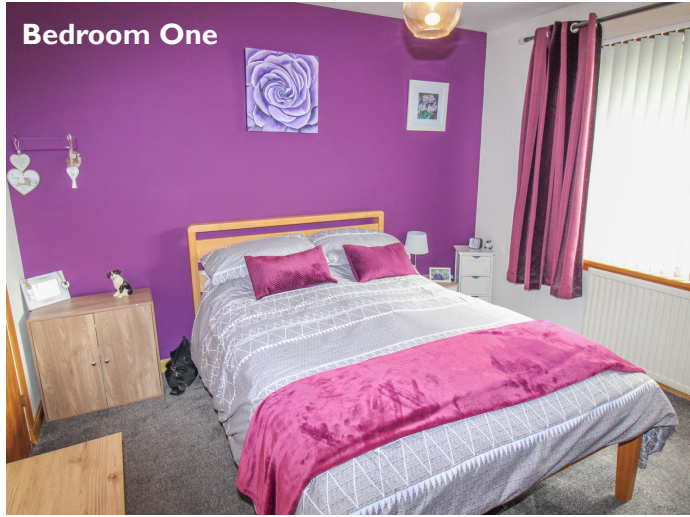


Property Description

This beautifully presented, three bedroomed detached bungalow is located in the picturesque village of Evanton and is just a short walk from the village centre. Tastefully decorated throughout, the property benefits from gas central heating, complemented by a multi-fuel stove set within the lounge, off-street parking for several vehicles and beautiful garden grounds, with an added summerhouse and wooden garden shed. The accommodation comprises an entrance hallway with multiple fitted storage facilities, one of which is plumbed for a washing machine (which will be included in the sale) a sizeable lounge/dining room which overlooks the front and side garden, and a dining room which has an attractive French doors giving access to the summerhouse and patio area, making an ideal spot for some al-fresco dining. The stylish Ikea designed kitchen is fitted with wooden wall and base mounted units and has laminate worktops, complimentary splashbacks, a sink with drainer and mixer tap, and integrated goods include an electric hob with extractor fan over, an electric oven, a dishwasher and microwave. There are also three double bedrooms, two of which have built- in wardrobe space and are front facing, with the principle bedroom being rear facing and benefiting from a stylish en-suite shower room. Completing the accommodation is the family bathroom which consists of a bath, a wet-walled shower cubicle with mains shower, a WC and a wash hand basin.

Externally, the tarmac driveway provides off-street parking for several vehicles and the enclosed, wraparound garden is laid mainly to lawn, with a well-placed patio area to the side elevation. Also sited here is the summerhouse which has power. 10 Balconie Park will make a perfect family home, and Early viewing is recommended to fully appreciate all this bungalow has to offer. The village of Evanton has a co-op convenience store, a bar/hotel and is where Kiltearn Primary School can be found. A further range of shops and services including secondary schooling can be found in both Alness and Dingwall that are 3 miles and 6 miles distant respectively with the capital of Inverness being 17 miles away.

Bedroom One



Bedroom Two



Rooms & Dimensions

- Entrance Hall
- Lounge/Dining Room
Approx 7.80m x 4.70m
- Kitchen
Approx 3.75m x 3.38m
- Bedroom One
Approx 3.38m x 3.32m
- En-Suite Shower Room
Approx 3.36m x 0.98m
- Bedroom Two
Approx 3.48m x 3.18m
- Bedroom Three
Approx 3.18m x 2.56m
- Bathroom
Approx 3.39m x 1.57m

Bathroom

