



10 Balconie Park Evanton

## **IV169XD**

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

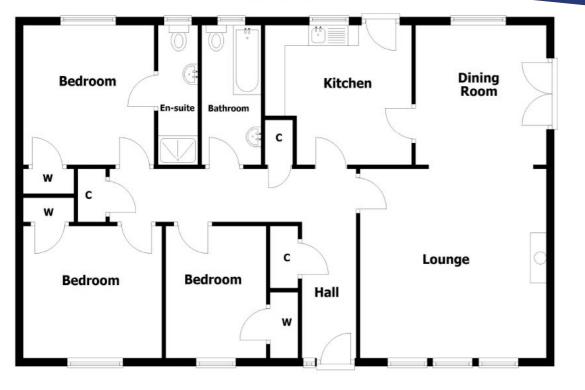
# **OFFERS OVER £275,000**

**?** The Property Shop, 22 High Street, Tain

property@munronoble.com

**\$** 01862 892 555





Entry

By mutual agreement.

Home Report Valuation - £275,000

Home Report

#### 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.



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

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.' OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.



#### **Property Overview**



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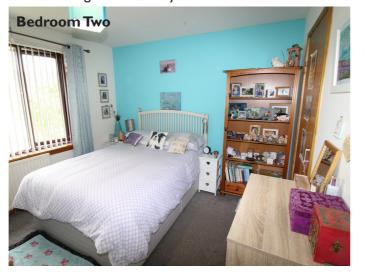


#### **Property Description**

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.







### **Rooms & Dimensions Entrance Hall**

Lounge/Dining Room Approx 7.80m x 4.70m

Kitchen Approx 3.75m x 3.38m

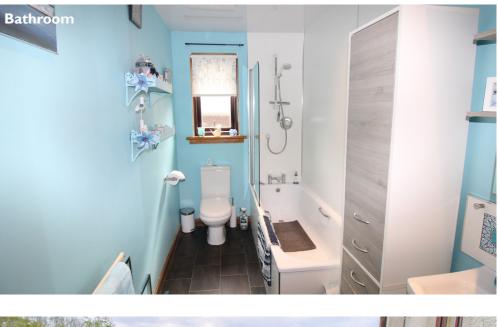
Bedroom One Approx 3.38m x 3.32m

**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





10 Balconie Park, Evanton, Dingwall, IV16 9XD