

Services

Mains water, electricity, and drainage.

Extras

All carpets and fitted floor coverings. Blinds, white goods and all furnishings. **Property to be sold as seen.**

Heating

Oil fired central heating.

Glazing

Double glazed windows.

Council Tax Band

C

Viewing

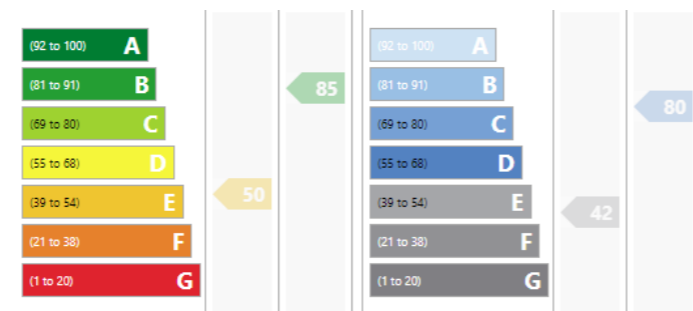
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
 A full Home Report is available via Munro & Noble website.



**Corbuie House, Lairg Road
 Bonar Bridge
 IV24 3EA**

A two bedroomed, mid-terraced villa with garden that benefits from double glazed windows and oil fired central heating.

OFFERS OVER £138,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

Mid-Terraced Villa 2 Bedrooms 2 Receptions 2 Bathrooms
 Oil Garden

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.

Lounge/Dining Room



Kitchen



First Floor Bedroom



Bathroom





Property Description

Situated in the scenic village of Bonar Bridge, Corbuie House is a two bedroomed mid-terraced villa which occupies a generous plot that is within walking distance of the local amenities and benefits from stunning views over the Kyle of Sutherland River estuary. The property requires a degree of modernisation, but once complete will suit a variety of potential purchasers including first time buyers, families or could be used as a holiday let due to its close proximity to the popular North Coast 500 tourist route.

The well-proportioned accommodation comprises an entrance hall, a lounge/dining room (with fitted storage facilities) which is open plan with the kitchen, a double aspect bedroom and a shower room, all of which are located on the ground floor. The kitchen is fitted with wall and base mounted units with worktops, splashback tiling, and has a sink with drainer and mixer tap. Included in the sale is a free-standing gas cooker, a washing machine, under-counter fridge and a microwave. From here, there are doors to the front and rear elevation. On the first floor can be found a landing (with loft access) the family bathroom, a further bedroom which has a built-in cupboards and a sink, and a sitting room with studio off. The studio is a bright, double aspect room having windows to the front and rear, as well as alcove shelving and exposed beams, giving the room a dramatic feel. The bathroom comprises a WC, a wash hand basin, a bidet and a bathtub, while shower room has a wet-walled shower cubicle with mains shower, a bidet, a WC and a wash hand basin. Further pleasing features include oil fired central heating and double glazed windows.

The substantial garden grounds lie to the rear of the property and the boundaries are defined by walling, mature trees and timber fencing. The garden has a log store and is laid to lawn with a number of shrubs, but is very overgrown and needing attention. It can be accessed from the kitchen, the landing area and Tulloch Road which is situated to the rear elevation. On-street parking is available to the front of the property. Local amenities include a Spar shop, a primary school, a health centre, a bank, pubs and restaurants. There is also a bus service to the larger towns of Tain and Dornoch, both of which are approximately 14 miles away, and also onto the city of Inverness approximately 37 miles to the south. A railway station is available in the village of Ardgay approximately two miles away, whilst the nearest airport is located in Inverness.



Rooms & Dimensions

- Entrance Hall
- Ground Floor Bedroom
Approx 3.63m x 4.06m
- Shower Room
Approx 2.83m x 2.41m*
- Lounge/Dining Room
Approx 4.31m x 3.18m
- Kitchen
Approx 2.80m x 4.38m*
- Landing
- Sitting Room
Approx 4.18m x 4.48m*
- Studio
Approx 3.17m x 4.35m*
- Bathroom
Approx 2.65m x 2.38m
- First Floor Bedroom
Approx 4.27m x 4.40m*

(*At Widest Point)

