



36 BALCONIE PARK DINGWALL, IV16 9XD

£229,995
FREEHOLD

Welcome to this stunning detached bungalow located in the sought-after area of Balconie Park, Evanton. This charming property boasts a sizeable lounge, stylish kitchen, two double bedrooms, and newly fitted bathroom and a rear sun lounge overlooking the garden, offering a cosy and inviting living space for you to call home.

As you step inside, you'll be greeted by stylish finishes throughout the house, adding a touch of elegance to the already beautiful interior. The two reception rooms provide ample space for entertaining guests or simply relaxing with your loved ones. The bedrooms offer a peaceful retreat at the end of a long day, both with fitted wardrobes.

Situated in the desirable Evanton location, you'll enjoy the tranquillity of the surroundings while still being within easy reach of local amenities and transport links. Whether you're looking to unwind in the peaceful countryside or explore the nearby town, this property offers the best of both worlds. Don't miss out on the opportunity to make this charming bungalow your new home.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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