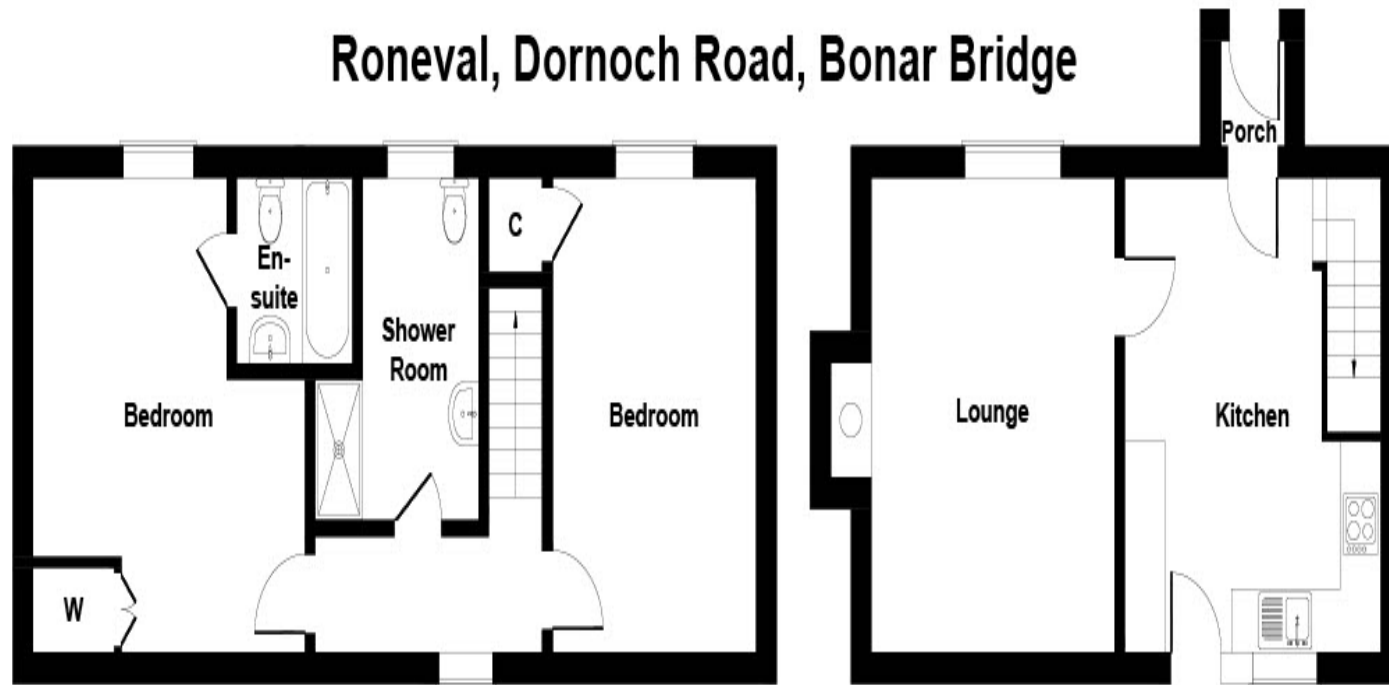


Roneval, Dornoch Road, Bonar Bridge



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, a free standing washing machine and dishwasher.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

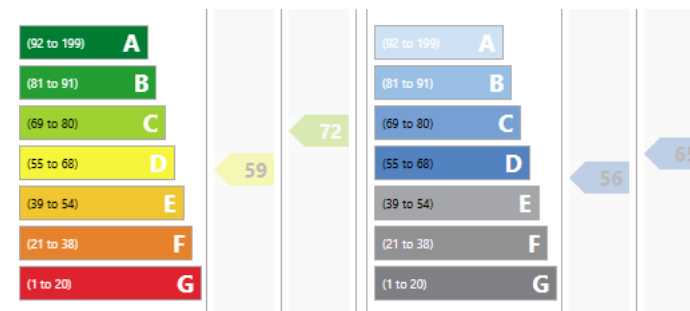
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £200,000
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.



Roneval, Dornoch Road Bonar Bridge, Ardgay IV24 3EB

This delightful, two bedroomed mid-terraced house enjoys stunning views over the Kyle of Sutherland and benefits from oil fired central heating and a generous rear garden.

OFFERS OVER £200,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Mid-Terraced House



2 Bedrooms



1 Reception



2 Bathrooms



Oil



Garden



On-Street Parking

Kitchen



Kitchen



Bedroom One



En-Suite Bathroom





Lounge

Property Description

Roneval is a well presented, two bedroomed mid-terraced house which lies in the peaceful village of Bonar Bridge, and offers comfortable accommodation, along with generous outdoor space and will suit a range of purchasers including first-time buyers, couples, and small families. Benefiting from a number of features including attractive décor throughout, modern fittings, built-in storage, double glazed windows and oil fired central heating, viewing of this home is encouraged to appreciate it's desirable residential setting. Spread over two floors, the ground floor houses a welcoming vestibule which opens on the fully fitted kitchen/diner. This room is fully equipped with a number of glossy mounted units, laminate worktops, a wooden panel splashback, and has a stainless steel sink drainer with mixer tap. There is an integrated electric hob, oven/grill, together with a free-standing dishwasher and washing machine which are included in the sale. The bright and spacious kitchen provides space for a small table and chairs, and is a practical and contemporary space for everyday use. From here there is a door to the rear garden, and the inviting lounge which is the perfect spot to relax and enjoying warm evening indoors in front of the multi-fuel stove. Upstairs, the landing leads to two double bedrooms, both having the advantage of excellent built-in storage, whilst the principal bedroom has the perk of an en-suite bathroom. The appealing shower room completes the accommodation and comprises a WC, wash hand basin, and a walk-in shower, finished with complementary wet-walling. Externally, the property enjoys a split level garden, which has been well kept and is thoughtfully planted with colourful flowers, shrubs and mature trees, including a plum tree. It is laid to lawn, with a gravel pathway and offers ample outdoor space for entertaining, and al-fresco dining, while the workshop provides useful external storage or space for hobbies and practical use. It is fully enclosed by fencing, providing privacy. On-street parking is available to the front elevation. Bonar Bridge is a picturesque village, situated at the western end of the Dornoch Firth. Surrounded by stunning Highland scenery, the village is ideal for those who appreciate a rural lifestyle with easy access to outdoor pursuits and transport links via the A836 and A949. Local amenities include a small shop, post office, café and a community hall. Bonar Bridge Primary School serves younger children, while older students attend secondary schools in nearby Dornoch or Tain.



Bedroom Two



Shower Room



Rooms & Dimensions

Entrance Vestibule
Approx 1.91 x 1.41m

Kitchen/Diner
Approx 4.68m x 3.20m

Lounge
Approx 4.75m x 3.91m

Landing

Bedroom Two
Approx 4.47m x 3.04m

Shower Room
Approx 3.25m x 1.75m

Bedroom One
Approx 4.52m x 3.49m

En-Suite Bathroom
Approx 1.78m x 1.73m

