



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



THE BUNGALOW, DUNCANSTON, DINGWALL, ROSS-SHIRE, IV7 8JB

Less than 1/4 mile from the A9, is this detached cottage which enjoys some hill views. The small hamlet of Duncanston lies approximately 3 miles from Culbokie and approximately 7 miles from Dingwall.

The accommodation consists of hallway, lounge, kitchen, bathroom with separate shower and three bedrooms. There are enclosed garden grounds and parking to the side. The cottage has oil fired central heating and double glazing.

Duncanston has easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 11 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

EPC—Band F (35)

Offers over £185,000

- **Detached cottage**
- **Three bedrooms**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Oil fired central heating**
- **Gardens to the front, side and rear**
- **Driveway to the side**
- **Hill views**



Hannah Homes
16a High Street
Aliness

Tel: 01349 884411
Email:
mail@hannah-homes.co.uk



THE BUNGALOW, DUNCANSTON, DINGWALL

DIRECTIONS

From Alness, head South on the A9 for approximately 9 miles and at the junction sign posted 'Easter Kinkell', turn right and the house is on the left hand side, less than 1/4 mile down the road

HALL

Loft access hatch. Access to all the room in the cottage. Vinyl floor covering.

LOUNGE

14'7" x 14'3" at widest point (4.45m x 4.36m) approx.

Oil fired stove set on a tiled fireplace. Cupboard housing water tank. Window to the front of the property. Carpeted. BT point.

BATHROOM

9'1" 5'10" (2.79m x 1.79m) approx.

White bathroom suite with separate shower cubicle. Partially tiled and panelled walls. Radiator. Window to the rear of the property.

KITCHEN

14'5" x 7'3" (4.41m x 2.22m) approx.

Fitted base units. Radiator. Vinyl floor covering. Window to the rear of the property offering views to the hills.

BEDROOM ONE

11'1" x 7' (3.38m x 2.14m) approx.

Built in wardrobe. Carpeted. Radiator. Window to the side of the property.

BEDROOM TWO

12'2" x 9'11" (3.71m x 3.02m) approx.

Carpeted. Radiator. Window to the side of the property offering views to the hills.

BEDROOM THREE

9'11" x 7'6" (3.04m x 2.29m) approx.

Carpeted. Window to the front of the property.

OUTSIDE

Grassed area. Shed and oil tank to the side. Enclosed dog run to the rear. Gravelled parking area to the side.

PRICE

Offers over £185,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band C

VIEWING

By arrangement with the selling agents only.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

16a High Street, Alness,
Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

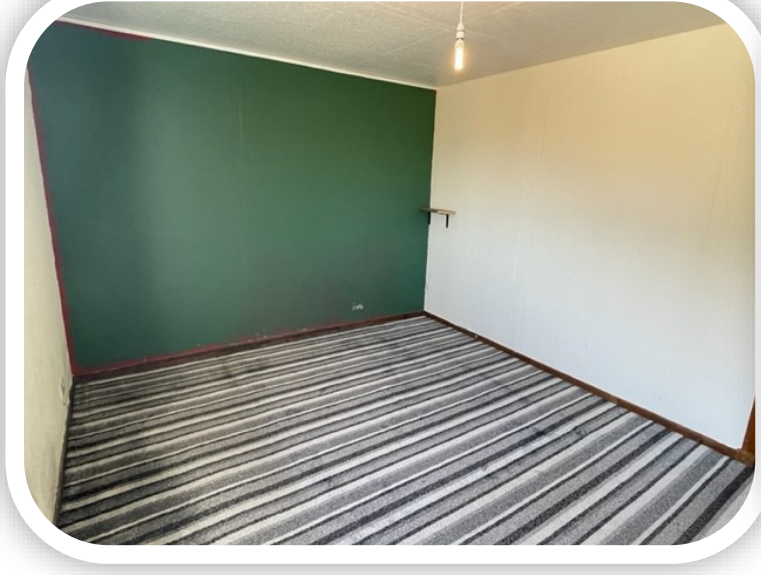
Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com, www.boomin.com; www.onthemarket.com & facebook.

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