

13 Bruce Court, Dingwall

IV15 9LG



Offers Over £395,000





Overview

- Detached 6 bedroom family home
- Stunning views over the Cromarty Firth to the Black Isle
- Generous sized accommodation throughout
- South facing garden laid to lawn with decking
- Driveway for 4 cars and carport
- EPC band C



Description

This deceptively spacious detached villa is located in a quiet cul de sac in popular Bruce Court, Dingwall. The ground floor accommodation has neutral decor and includes a generously sized dual aspect lounge with views across to the Black Isle. The large kitchen is equipped with a gas hob, extractor and eye level oven and grill. There is a utility room, a spacious dining room, WC and 3 double bedrooms, one of which features a contemporary ensuite. The large, open hallway features an impressive wooden staircase leading to the upper landing with a generous degree of storage along the length of the hall. There are three further double bedrooms, with two of them benefitting from fitted storage and stunning views over Dingwall to the Black Isle beyond. The south facing gardens are laid to lawn with a large gravel area leading to the convenient carport. Decking has been ideally placed to appreciate the views this property has to offer and provide the perfect space for outdoor entertaining.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.



Room Dimensions

Entrance Hall	(8' 3" x 6' 11") or (2.51m x 2.12m)
Lounge	(19' 5" x 17' 10") or (5.93m x 5.43m)
Kitchen	(13' 8" x 11' 6") or (4.17m x 3.51m)
Dining Room	(11' 7" x 9' 10") or (3.52m x 3.00m)
WC	(4' 11" x 6' 0") or (1.49m x 1.83m)
Principal Bedroom	(10' 10" x 9' 10") or (3.30m x 3.00m)
Principal Bedroom En-Suite	(9' 10" x 6' 6") or (2.99m x 1.99m)
Bedroom 2 (downstairs)	(13' 9" x 10' 8") or (4.19m x 3.25m)
Bedroom 3 (downstairs)	(13' 2" x 11' 5") or (4.02m x 3.49m)
Bedroom 4	(16' 1" x 10' 8") or (4.89m x 3.25m)
Bedroom 5	(16' 1" x 9' 5") or (4.89m x 2.86m)
Bedroom 6	(10' 7" x 9' 9") or (3.22m x 2.98m)
Bathroom	(9' 3" x 6' 10") or (2.81m x 2.08m)





Extras

All fitted floor coverings, fixtures and fittings. Integrated appliances including gas hob, extractor, double oven and grill. White goods and free-standing appliances.

Services

Gas, electricity, water and drainage. Satellite, telephone and broadband

Maintenance Charges

£65 per annum

Floor Area

210m²

Council tax

Band F

Viewing

To arrange a viewing of this property please contact Katherine on 07808292045 or 01463 233 218



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