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**Croc-An-Dor  
Lettoch  
North Kessock**



**This three bedroom detached bungalow located in the popular North Kessock boasts views across the Beauly Firth and beyond. The property is set in extensive garden grounds which has full planning permission for the erection of a dwelling house in the area of the garden to the East of the property. *Accommodation:* entrance vestibule, entrance hall, lounge with open fire, kitchen, shower room, rear vestibule. Oil fired central heating. Double glazed windows.**

**Offers In The Region Of £290,000**



HSPC Reference: 41730.

**The Property Shop**  
**47 Church Street, Inverness**  
Telephone: 01463 225533 Fax: 01463 225165  
e-mail: [property@munronoble.com](mailto:property@munronoble.com)



## PROPERTY

Croc-An-Dor is located on an extensive plot in Lettoch, North Kessock. The property has double glazed windows throughout, oiled fired radiator central heating and boasts views across the Beaully Firth. The garden grounds of this property has full planning permission for the erection of a dwelling house in the area of the garden to the East of the property. Planning reference number: 07/00631/FULRC. Munro & Noble hold no further information on this. The garden grounds are split by the road with the southern most boundary being the shore line. The property has accommodation spread over one floor, which includes an entrance vestibule, an entrance hall, a lounge with open fireplace, kitchen, a shower room and a rear vestibule. The property could benefit from some renovation.

## GARDENS

This property sits on extensive garden grounds which has full planning permission for the erection of a dwelling house in the area of the garden to the East of the property. Munro & Noble hold no further information on this. The garden ground to the North of the plot is a steep slope with the southerly boundaries being marked by the shore line. The garden grounds are split by the road from North Kessock to Redcastle.

## LOCATION

The property is located in North Kessock where local amenities include a village shop, hotel, an Primary School and a bus service into the Inverness city centre ( 4 miles ) where a more comprehensive range of amenities can be found.

## GENERAL DESCRIPTION

The glazed main door of the property opens on to the entrance vestibule.

## ENTRANCE VESTIBULE

Approx 1.09m x 1.21m (3'07" x 3'11")

The entrance vestibule has a glazed door that gives access to the entrance hall.

## ENTRANCE HALL

The entrance hall has a radiator and has doors that give access to all three bedrooms, a fifteen glass panel door that gives access to the lounge and a fifteen pane glass panel door that gives access to the kitchen. There are doors that gives access to the shower room and a storeroom. Loft access can be found here.

## LOUNGE

Approx 4.43m x 3.59m (14'03" x 11'09") these measurements were not taken into the bay.

The lounge has a radiator and has a double glazed bay window to front elevation. The lounge has an open fireplace with brick surround and wooden mantel.

## KITCHEN

Approx 3.57m x 2.93m (11'08" x 9'07")

The kitchen had a radiator, a double glazed window to rear elevation and comprises wall and base mounted units with worktops. There is a stainless steel sink drainer, mixer tap and in the kitchen can be found space for a washing machine and space for further appliances. From the kitchen there is fifteen pane glass panel door that gives access to the rear vestibule.

## REAR VESTIBULE

The rear vestibule had a double glazed door that gives access to the rear garden and a door that gives access to a storage cupboard which has a double glazed window to rear elevation.

## SHOWER ROOM

Approx 1.81m x 1.86m (5'11" x 6'01")

The shower room has a radiator, a double glazed window to rear elevation and comprises of a wc, wash hand basin and a shower cubicle. There is complementary splash back tiling.

## BEDROOM 1

Approx 3.30m x 3.91m (10'10" x 12'10")

The master bedroom has a radiator and has a double glazed bay window to front elevation. The measurements were not taken in to the bay.

## BEDROOM 2

Approx 3.70m x 2.93m (12'01" x 9'07")

Bedroom two has a radiator and has a double glazed window to rear elevation.

## BEDROOM 3

Approx 2.22m x 3.12m (7'03" x 10'02")

Bedroom three has a radiator and has a double glazed window to front elevation.

## PLANNING REFERENCE NUMBER

07/00631/FULRC

## HEATING

Oil fired central heating.

## GLAZING

Double glazed windows throughout.

## SERVICES

Mains electricity, water and drainage.

## DISCLAIMER

The property is to be sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists and there is no testing of any of these services or systems can be allowed. No moveable items will be included in the sale.

## ENTRY

By mutual agreement.

## VIEWING

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

## HOME REPORT

A Home Report is available for this property.

## POSTCODE

IV1 1XB

**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**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.

## Munro & Noble

**These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.**