

4 Bed Detached Bungalow In Balnakyle Rd , Munlochy, IV8 8PF £395,000





SHORT DESCRIPTION

Property Ref: 13661 4 bed, 3 public and 3 bath detached house, with separate annexe and cellar Spacious family home set in a stunning location, offering unrestricted panoramic views of Munloch Bay and the Moray Firth, with easy commuting distance to Inverness. Rosemount is an attractive bungalow in a semi-rural location, with an elevated position above the village of Munloch. It offers breathtaking views over Munloch Bay and the surrounding countryside. This property is perfect for those searching for a spacious family home within easy reach of Inverness and Dingwall. With the main living space conveniently located on one floor, the property boasts a large lounge, dining room, office, kitchen, and inner hall providing access to three double bedrooms, a cloakroom and a family bathroom. Additionally, a separate annexe features a sitting room, bedroom, and shower room - offering plenty of options including independent living, additional space for large families or a successful AirBnB rental. The property's exterior is well-kept, showcasing 3 mature gardens (including a veg patch, formal garden and children's play structure), alongside a sizeable shed, garage and driveway. The property is South-facing with unrestricted sunlight all day - making the large balcony a perfect outside sitting area... • 8 miles from Inverness • 15 miles from Inverness Airport • 10-minute walk from Munloch Village Centre • Two large reception rooms and 3 double bedrooms • Separate annexe with ensuite bedroom and sitting room • Mature gardens, with fruit trees, borders and shrubs • Garage, Shed and veg patch • Elevated position offering spectacular views. • Munloch Primary and Fortrose Academy Catchment area. Living space 163SqM



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rosemount



All measurements are approximate and for display purposes only

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Over 3 years you could save* **£3,537** [report for more information](#)

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

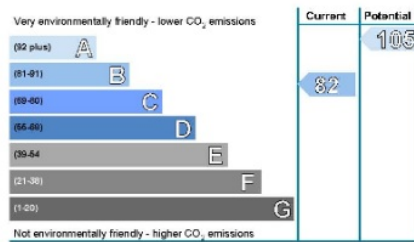


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band E (42)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (82)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£1896.00
2 Solar water heating	£4,000 - £6,000	£651.00
3 Replacement glazing units	£1,000 - £1,400	£699.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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