



Dingwall 16½ miles

Invergordon 4½ miles

Inverness 29 miles

## MORVAS

### POLNICOL, INVERGORDON

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A well-situated, two bedroom detached bungalow.

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Offers in the region of £90,000.  
**£40,000 below Home Report Value.**

## DIRECTIONS

Heading north from Dingwall on the A862, continue for approximately 3½ miles. At the roundabout, take the first exit onto the A9 towards Thurso. Continue along this road for 12 miles before turning right onto the B817 road. Follow this road for approximately 1½ miles before reaching the Polnicol Village Hall. The property is located on your left hand side adjacent to the hall.

The “what.three.words” location is  
///meatballs.broad.juniors.

## AMENITIES

Invergordon is a peaceful village which benefits from a selection of shops and sporting facilities, a primary and secondary school.

The town of Dingwall has a wider array of shops and entertainment services, and is located 15 miles from a major city.

Inverness, the Capital of the Highlands, has a fuller range of services, as well as hospital, theatre, cinemas, further education facilities, a mainline railway station and airport.

## GENERAL OVERVIEW

Morvas is located near the small village of Polnicol. This is a rare opportunity to acquire a two bedroom detached bungalow in a rural setting, whilst maintaining easy access to amenities.

The grounds of the property include a front, side and rear garden, multiple garden sheds, and off-street parking.

## POSTCODE

The postcode for the property is IV18 ONE.

## LOCAL AUTHORITY

The Highland Council  
Council Offices  
Glenurquhart Road  
Inverness IV3 5NX  
Tel: (01463) 702000

## COUNCIL TAX

The property is within Band C.

## ACCESS

Access is taken via off-street parking from the main B817 road.

## ACCOMMODATION

The accommodation comprises:-

- **Sunlounge (3.98m x 2.71m)**  
uPVC clad windows, double door leading to the garden, large sliding doors to the lounge, laminate flooring, painted finish, double power points, no light fixtures.
- **Lounge (5.70m x 4.64m, narrowing to 2.66m)**  
Large L-shaped lounge with woodburning stove (plumbed to central heating), double panel radiator, window to the west and glazed doors to the sunroom, laminate flooring, double and single power points, light fittings.
- **Kitchen (4.39m x 2.83m)**  
Mixture of wall and floor mounted units, stainless steel sink with drainer and mixer tap, washing machine, fridge freezer, built-in oven, double and single power points, laminate flooring, light fittings.
- **Hallway (4.73m x 0.96m)**  
Hallway with radiator, loft hatch, electric meter, laminate flooring and storage cupboard with shelving.
- **Entrance Hall (2.40m x 1.50m)**  
Area with built-in cupboard to front and side, glazed doors, radiator, laminate flooring, light fittings.
- **Bathroom (2.25m x 2.13m)**  
Wetwalls, WC, small sink with vanity unit underneath, shower unit, single light fitting.
- **Bedroom 1 (3.50m x 2.34m)**  
Room with west facing window, concrete flooring, double and single power points, radiator, single light fitting.
- **Bedroom 2 (5.68m x 3.57m)**  
Room with west and east facing windows, laminate flooring, two radiators, double power points, light fittings.

NB: all measurements are approximate.

## BOUNDARIES

The boundaries are shown approximately on the plan included within these particulars.

## GARDEN

The property has a paved area to the front of the sun lounge with various planting areas and a section of timber decking to the east beside the doors to the lounge.



The property is partially fenced around the boundary with timber fencing posts, mesh wiring and blockwork in areas.

There are outbuildings on the grounds of the property, constructed of either timber or blockwork. One contains wooden shelving, electricity supply and houses the central heating boiler.

## SERVICES

The property is served by mains electricity and water. Drainage is maintained via a private septic tank which is shared with the neighbouring Polnicol Village Hall.

## ENERGY PERFORMANCE INDICATOR

The property has an EPC Band of D, but it has been noted to have the potential to be Band A.

## ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

## VIEWING

All interested parties may view the property by appointment with the sole selling agents, Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: [properties@bowlts.com](mailto:properties@bowlts.com).

## OFFERS

Offers are invited in the region of £90,000 (NINETY THOUSAND POUNDS) sterling. **£40,000 BELOW HOME REPORT VALUE**

Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: [properties@bowlts.com](mailto:properties@bowlts.com).

It should be noted that the vendors reserve the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendors will not be bound to accept the highest or any other offer for this property.

## CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

## DATA PROTECTION

The details of interested parties will be shared between the joint selling agents noted above.

## ANTI-MONEY LAUNDERING

Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering regulations and checks against intended purchasers or their nominee, along with any other documentation which may be required to support a conditional offer submitted to the seller.

Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyors may hold your details on file unless instructed otherwise.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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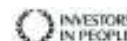




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**Barnhill, Pluscarden**  
**By Elgin, Moray, IV30 8TZ**  
**Tel 01343 890400**



TPOS Membership No: T02079

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#### IMPORTANT NOTICE

Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
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Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

**RG/MM 3967 - Last Updated 17th April 2025**