



Drummond Road, Dingwall, IV16 9UT

**Offers Over £260,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS





- Detached Bungalow With Woodland Behind
- Concrete Garage With Solar Panels On The Roof
- Spacious Sitting Room With Fyfe Stone Open Fire
- Three Double Bedrooms
- Double Glazed Windows Throughout
- Private Front, Side And Rear Gardens
- Greenhouse And Timber Shed Also Included
- Modern Kitchen With Integrated Appliances
- Large Walk-In Wet Room Fitted
- Gas Central Heating

**When you list with Hamish there are no upfront fees.**

**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)





Set on a generous plot with a backdrop of woodland and easy access to village amenities, Belsyde is a detached three bedroom bungalow with a garage, solar panels and garden grounds to the front, side and rear. This is a fantastic opportunity for buyers seeking space, practicality and the peaceful lifestyle of a semi rural Highland village.

A ramped pathway leads from the front gate through the lawned garden to the entrance, which opens into a bright hallway with warm wooden flooring underfoot. The walls are painted cream while solid timber doors and doorframes add a traditional, quality feel. The property's rooms flow easily from this central space with a radiator mounted to keep it warm.

To the front of the home, the sitting room is a generous size and full of natural light thanks to a wide window. A feature wall in green gives warmth to the otherwise neutral décor while underfoot is a soft grey carpet. At the heart of the room is a striking Fyfestone fireplace, complete with a black slate hearth and a wooden surround and mantelpiece. It houses an open fire, offering a cosy atmosphere in cooler months.

A door from the sitting room leads into the dining area, a calm space with wooden flooring, cream walls and a small side window for extra light. There's space here for a family dining table and a radiator is fitted to the internal wall.

The kitchen flows seamlessly from the dining space and has been upgraded with a range of sleek white units, dark black speckled acrylic worktops and matching splashbacks that tie the whole room together. A stainless steel sink is placed beneath the rear facing window, and integrated appliances include a built-in electric hob while a tall unit houses a double oven at eye level. The continuation of wooden flooring across both rooms keeps the layout feeling open and connected.

Off the kitchen is a large utility room which is a real asset to any home. It provides ample space for laundry appliances and additional storage and a back door that leads directly into the rear garden. This functional space helps keep the kitchen clutter free and adds to the home's practical appeal.

There are three double bedrooms in this property, all comfortable in size and individually styled. The largest is finished with crisp white walls with a feature wall patterned in floral wallpaper in red, grey and white. A deep red carpet lines the floor. A wide window fills the room with light and a radiator is positioned near the door. There's plenty of space here for wardrobes, drawers and a large bed.

The second bedroom is bright and colourful, with a bold leafy wallpaper in blue tones, a large window and a purple carpet that adds character. There's a built-in wardrobe with sliding wooden doors and a radiator mounted to the internal wall. The third bedroom also features built-in storage and is decorated with a delicate floral wallpaper in soft hues. It has a purple carpet, a window on the end wall and a radiator positioned near the door.

The shower room has been converted into a modern wet room setup, with mobility aids in place for added accessibility. The suite includes a toilet, wash basin and a Mira Advanced electric shower. A fold down seat and grab rails are fitted for support. The space is lined with wetwall panelling for low maintenance upkeep. A frosted window sits high on the wall while a traditional style radiator provides warmth. Outside, Belsyde continues to deliver. The garden grounds wrap around the home and are a mix of lawn, gravel paths and paving. The front lawn is bordered by shrubs and green planting, while the rear garden includes a paved patio area ideal for outdoor seating. There's a greenhouse and a timber shed with a polycarbonate roof, perfect for gardening or general storage.

A concrete driveway leads to the detached single car garage, which is constructed from roughcast concrete block and fitted with a metal up-and-over door, as well as a side access door. Mounted on the south facing garage roof are eight photovoltaic solar panels, helping to reduce energy costs and improve efficiency.

With woodland to the rear, countryside nearby and the amenities of Evanton and Dingwall within easy reach, Belsyde offers both convenience and tranquillity. Whether you're looking to downsize, relocate or find a comfortable bungalow with space to grow, Belsyde presents a rare chance to secure a well maintained home in a scenic and well connected setting. Contact Hamish Homes today to arrange your private viewing.

## About Evanton

Evanton is a charming village located in Easter Ross, just a short drive from the town of Dingwall and about 20 minutes drive north of Inverness. Nestled between the scenic Cromarty Firth and the lush woodlands of the surrounding countryside, Evanton offers a tranquil and picturesque setting for those seeking a peaceful lifestyle.

Local amenities include a variety of shops, cafes, restaurants, takeaways and pubs. The village also boasts its own primary school. The nearby Fyrish Monument, an 18th-century stone structure, offers panoramic views of the Highlands and is a favourite spot for hikers and outdoor enthusiasts from all over the area.

Evanton is also close to the beautiful Black Rock Gorge, a deep and narrow cleft carved by the River Glass, providing a stunning natural attraction right on the village's doorstep. The surrounding woodlands and trails offer ample opportunities for walking, cycling and enjoying the rich Highland flora and fauna.

With easy access to the A9, part of the famed North Coast 500 route, Evanton is well-connected to Inverness and other major towns in the region, making it convenient for commuting and accessing broader amenities. The village's proximity to the Cromarty Firth also provides opportunities for water-based activities and exploration.

Combining scenic beauty, rich local heritage and a strong community spirit, Evanton is an ideal location for those looking to enjoy the tranquillity of village life with the conveniences of modern living nearby.





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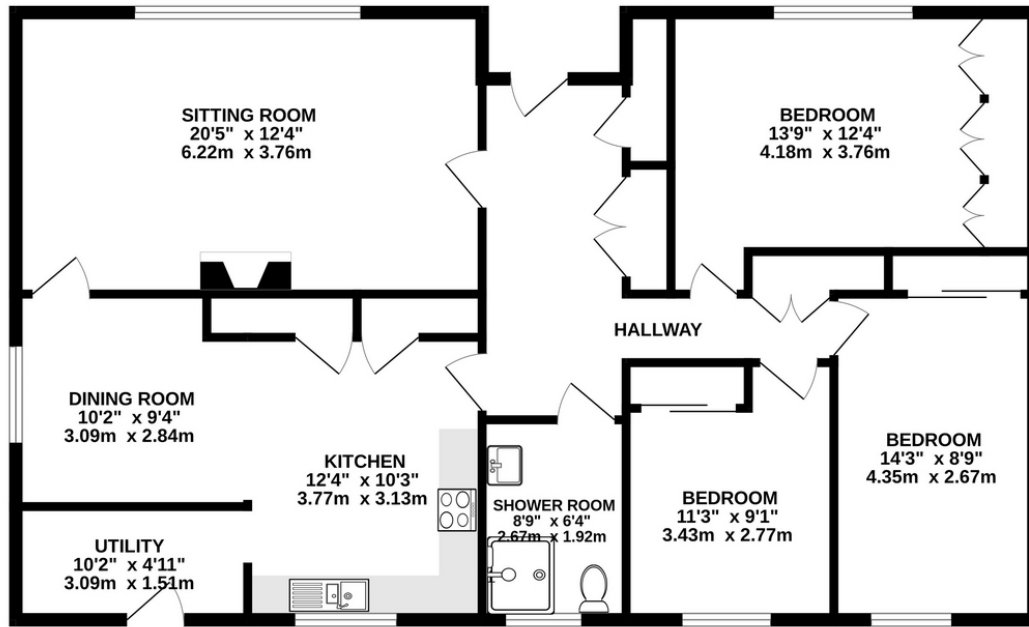


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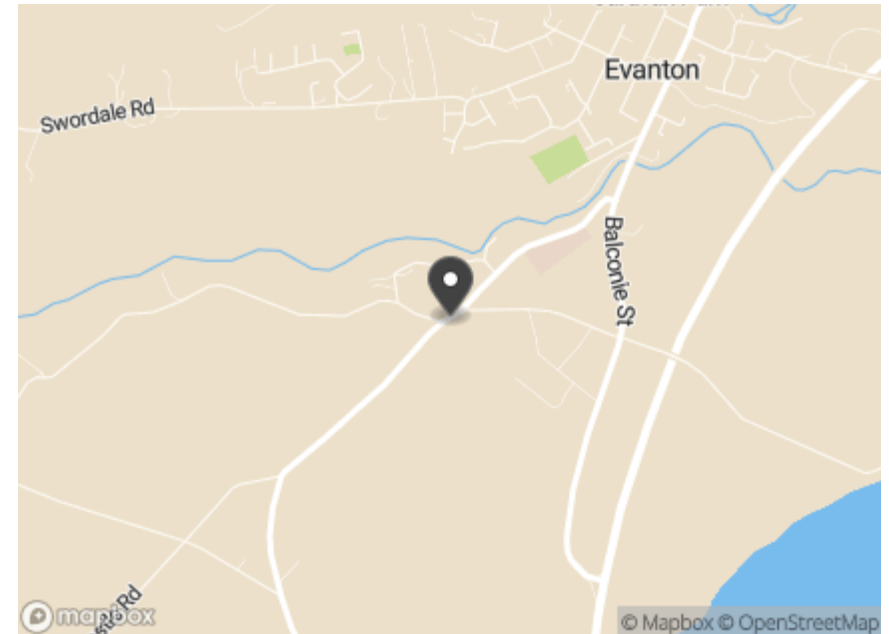


## GROUND FLOOR



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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	60	72		64	73
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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