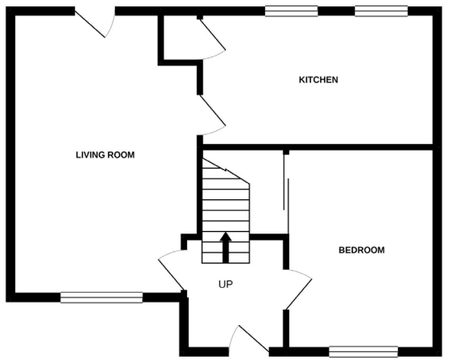
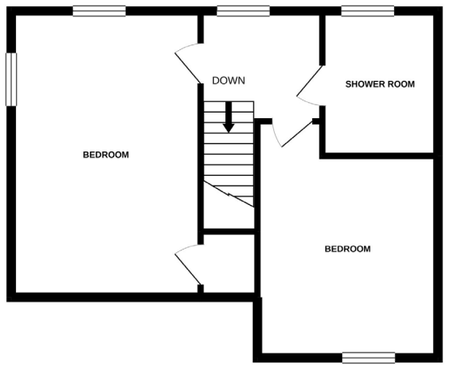
GROUND FLOOR



1ST 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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Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings and white goods.

Heating

Electric heating.

Glazing

Double glazing.

Council Tax Band

B

Viewing

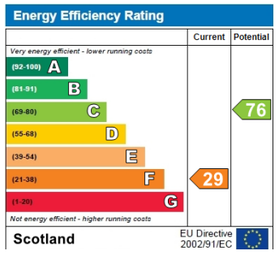
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

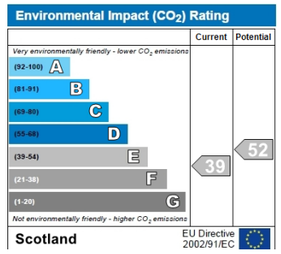
Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
A full Home Report is available via Munro & Noble - property@munronoble.com.





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.

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

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

17 Pritchard Crescent
Beauly
IV4 7EU

A two/three bedroom, semi-detached villa with garden.

OFFERS OVER £138,000
HSPC Reference: 58370

The Property Shop, 47 Church Street, Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

Semi-Detached Villa
2/3 Bedrooms
1/2 Receptions
1 Bathroom
Garden
Electric

Property Description

This semi-detached villa will suit a variety of potential purchasers including those looking for a property with rental or holiday let potential and is located in the popular village of Beauly within easy commuting distance of both Inverness and Dingwall. The property holds potential for extension subject to gaining the relevant warrants and permissions, is fully double glazed, has a modern electric heating system and boasts well-proportioned accommodation spread over two floors. On the ground floor can be found an entrance hall off which the third bedroom (which could be utilised as a bedroom), a double aspect lounge with double glazed door to the rear garden and with kitchen off, can be found. The kitchen comprises wall and base mounted units with worktops and some splashback tiling. It has a stainless steel sink drainer with mixer tap, space for a cooker with extractor above and located here and included in the sale are two fridge freezers, a washing machine and a tumble dryer. On the first floor can be found a landing with loft access, two bedrooms (one of which having fitted storage facilities) and a wet walled shower room that comprises a WC, a wash hand basin with storage beneath and a wet walled shower cubicle. The property has a sizeable garden that extends to the front, side and rear elevations and which provide space for off-street parking and which are mainly laid to grass whilst having a number of mature trees. Two sheds are sited in the rear garden and are included in the sale. Beauly itself boasts a charming village centre offering a good range of amenities including shops, hotels, a Post Office within a filling station and a delicatessen. Primary schooling can be found within the village and secondary schooling can be found in Inverness approx. 13 miles away. There is a regular bus service to and from Inverness City Centre and Beauly also boasts a train station.

Rooms & Dimensions

Entrance Hall

Lounge
Approx 3.49m x 5.42m

Kitchen
Approx 4.47m x 2.55m

Bedroom Three/Dining Room
Approx 2.81m x 3.78m

Landing

Bedroom One
Approx 3.38m x 3.77m

Bedroom Two
Approx 4.01m x 3.50m

Shower Room
Approx 2.15m x 2.54m

17 Pritchard Crescent, Beauly, IV4 7EU