

Illustration For Identification Purposes Only. Not To Scale (ID752693 / Ref:77182)

Services

Mains water, electricity and drainage is to a waste water treatment system.

Extras

All fitted floor coverings.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

Viewing

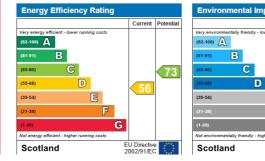
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000 A full Home Report is available via Munro & Noble - property@munronoble.com.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR.

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.





Birch Cottage Braefindon, Culbokie IV7 8JY

A three bedroom, detached bungalow, requiring renovation that occupies a plot extending to approximately 0.35 acres.



OFFERS OVER £148,000 hspc HSPC Reference: 58736

The Property Shop, 47 Church Street,

property@munronoble.com

01463 22 55 33

A 01463 22 51 65

Property Overview











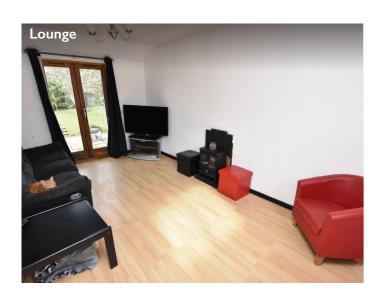


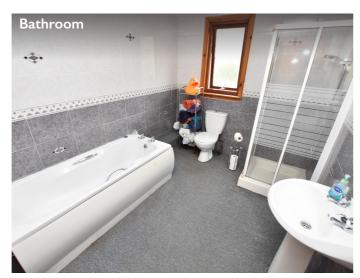




Property Description

Birch Cottage is a detached and extended bungalow that is fully double glazed, has oil fired central heating, double glazing and is connected to a waste water treatment system that has a six person capacity. Occupying a plot that extends to approximately 0.35 acres within an enviable position on the periphery of the village yet within easy walking distance of the local amenities including the primary school, this property presents the opportunity for purchaser to take on a renovation project or, subject to gaining the relevant warrants and permissions, could hold potential for demolition and re-building of a dwelling to the purchasers own design. The current accommodation comprises an entrance vestibule, a hallway and there is a double aspect lounge with open fireplace. In addition there is a family bathroom with WC, wash hand basin, a bath and tiled shower cubicle, a fitted kitchen with wall and base mounted units with worktops, a one and a half bowl stainless steel sink drainer with mixer tap, plumbing for a washing machine and which has integral appliances consisting of a fridge freezer, a dishwasher, an electric oven and an electric hob with extractor over. Completing the accommodation are three bedrooms, two of which having fitted wardrobes. The garden grounds are mainly laid to grass whilst there is a patio area that can be accessed via the lounge. Located within the garden is timber shed that is included in the sale.







Rooms & Dimensions

Entrance Vestibule Approx 2.02m x 1.31m Lounge Approx 4.86m x 2.90m Bathroom Approx 2.31m x 3.22m Kitchen Арргох 3.55т х 3.38т **Bedroom One**

Approx 3.70m x 4.06m **Bedroom Two**

Approx 3.79m x 3.32m

Bedroom Three Approx 3.00m x 3.72m



