

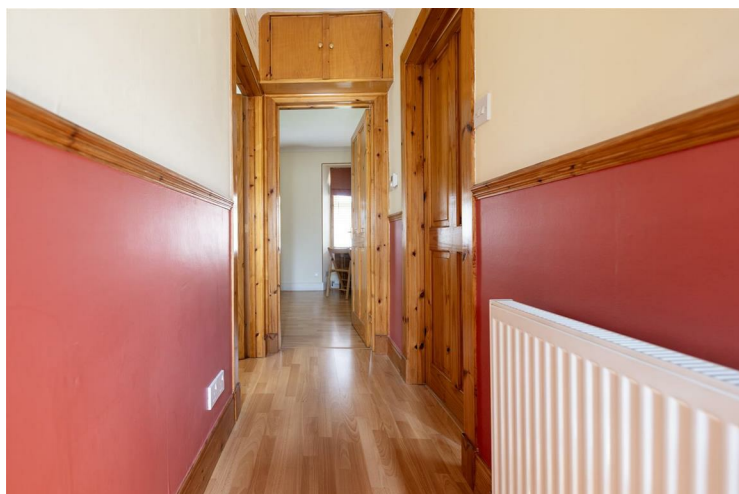


Innes & Mackay

1 Temple View, Croyard Road Beauly, IV4 7DL

- ONE BEDROOM GROUND FLOOR FLAT
- LOCATED IN THE DESIRABLE VILLAGE OF BEAULY
- PRIVATE REAR GARDEN
- OPEN PLAN LOUNGE/KITCHEN
- IDEAL HOLIDAY HOME/FIRST TIME BUY
- LPG HEATING

Offers Over
£95,000



PROPERTY DESCRIPTION

Viewing comes recommended for this one bedroom, ground floor flat located within walking distance of local amenities and the primary school. Situated in a central location in the heart of Beauly, this property would be an ideal holiday home or first time buy. The property enjoys well-proportioned accommodation throughout to include open plan kitchen/lounge with space for dining, double bedroom and bathroom and also benefits from it's own private rear garden.

LOCATION

The property is located in the thriving village of Beauly which has a lovely range of shops and services including two small supermarkets, a delicatessen, butcher, baker, chemist, post office, filling station, two medical practices, and a good range of bars, hotels, restaurants and takeaways. Beauly enjoys easy access to both Inverness and Dingwall and has bus and train services running to the Highland Capital which is approximately 12 miles away. Primary schooling is located in Beauly while older children attend Charleston Academy in Inverness, to which there is a bus service.

GARDEN

From Croyard Road, there is a passageway to the side of the property which leads to the rear of the building, where this flat is located. There is a large private garden which is laid to lawn, with a variety of

trees and shrubs. There is a wooden shed with power and the LPG tank is located here.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule, with part glazed door leading through to the hallway. There are two storage cupboards, one of which houses the boiler and washing machine.

HALLWAY

The hallway, laid with laminate flooring, provides access to the lounge/kitchen, bedroom and bathroom.

LOUNGE/KITCHEN

6.31 x 3.12 (20'8" x 10'2")

The open plan lounge/kitchen area is laid with laminate flooring and is an ideal space for entertaining. This room benefits from two windows to the rear elevation, providing a good degree of natural light. The kitchen is fitted with a range of wall mounted and floor based units with worktop, gas hob with extractor hood above and oven below, under counter fridge freezer and 1½ stainless steel sink with drainer to the side. The living space features an open fireplace with wooden mantle and marble hearth, providing a pleasing focal point. There is space for small dining furniture.



BEDROOM

3.12 x 2.80 (10'2" x 9'2")

The bedroom is a double room, with window to the rear elevation. Laminate flooring completes this room.

BATHROOM

2.81 x 1.53 (9'2" x 5'0")

The bathroom is furnished with a WC, wash hand basin and bath with mains shower over. There is wooden shelving in a recessed alcove providing storage. Window to the front, attractive wall tiles and tiled flooring complete this room.

HEATING

LPG heating.

GLAZING

Double glazing.

PARKING

On-street parking.

COUNCIL TAX BAND - A

EPC BAND - E

SERVICES

Mains water, drainage, electricity and TV points.

EXTRAS INCLUDED

All fitted floor coverings, light fixtures, blinds and white goods. Furniture can be sold under separate negotiation. Garden shed.

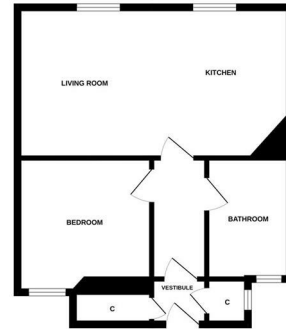
VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay property department (01463) 251200.





GROUND FLOOR



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
 Beechwood Business Park
 Inverness
 IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



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