

**ONLY 1 REMAINING**



## NEW HOUSES MANSEFIELD, KIRKHILL

### 2 Bedroom Semi-Detached Bungalows

- Entrance Vestibule
- Hall
- Lounge
- Quality fitted Kitchen
- Bathroom
- 2 Double Bedrooms
- Oil Central Heating
- Double Glazing
- Garden with Driveway Parking
- EPC Band - B



Price £154,500

## DESCRIPTION

There is only 1 semi-detached bungalow remaining in the Mansfield development. The newly built 2 bedroom bungalows offer spacious accommodation with two designs available. All bedrooms appreciate fitted wardrobes and the kitchen will come complete with fitted oven, hob and hood and integrated fridge freezer. Benefiting from oil central heating and double glazing, there is garden ground to front and rear and driveway parking provided. Viewing is highly recommended.

## LOCATION

Situated on the outskirts of the village of Kirkhill, a small village 8 miles north of Inverness and 4 miles from Beaulieu. Kirkhill is a vibrant community with regular village activities, yet is within easy commuting distance to the city centre with all its shops and services. Locally there is a shop, Post Office and Primary School with purpose built nursery and secondary school education is provided for in Inverness. Ideally located for walkers and cyclists alike with many pleasant walks and country routes nearby and there is a regular bus service to Inverness and Beaulieu.

## DIRECTIONS

Follow the A862 from Inverness for approximately 6 miles and take the turn off to the right after the North Inn. Continue along this road, through the village of Kirkhill and the development is on the outskirts of the village on the right hand side.

## SPECIFICATION

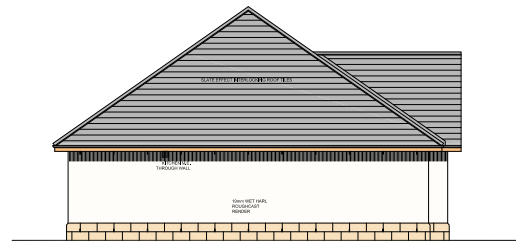
- NHBC and Architect Supervised
- Nordan front and back doors
- Locally made double glazed windows
- Electric oven, ceramic hob and chimney style extractor hood
- Integrated fridge freezer
- Oak veneered internal doors
- Roca bathroom suite with Grohl shower over the bath
- Floor coverings provided for all rooms with exception of the bedrooms
- Garden seeded to grass front and back with tarred driveway



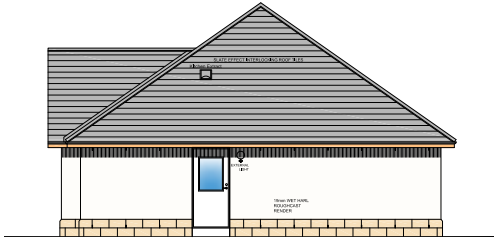
# Plots 13/13a



Front Elevation



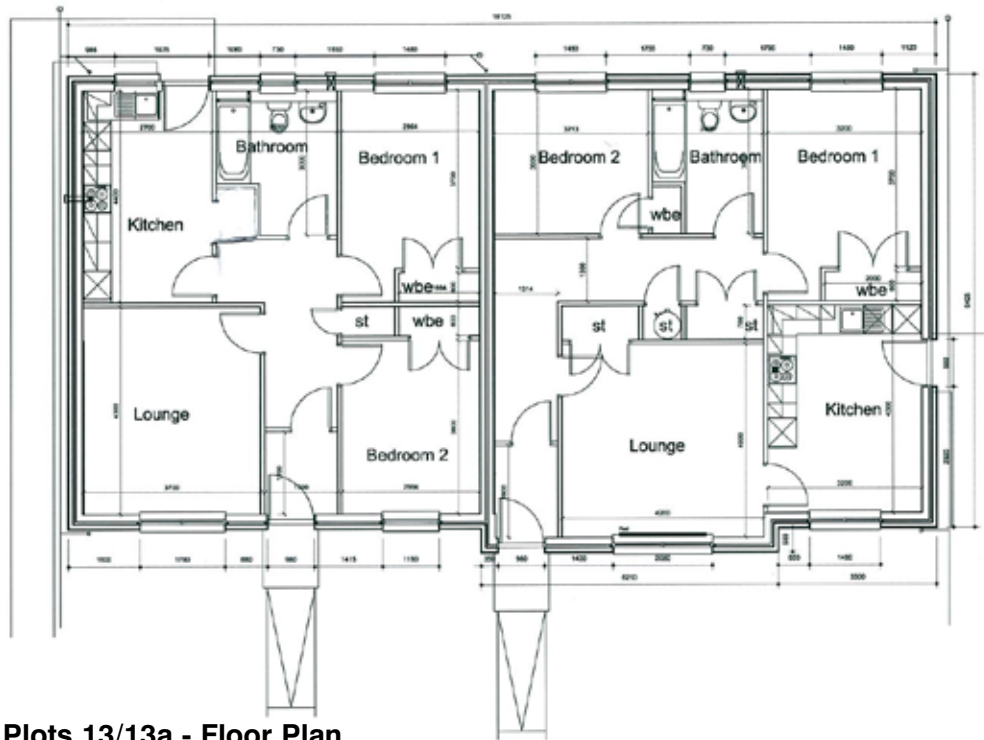
Side Elevation



Side Elevation



Rear Elevation



Plots 13/13a - Floor Plan



## COUNCIL TAX

The council tax banding is yet to be assessed for this property.

## SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

## ENTRY

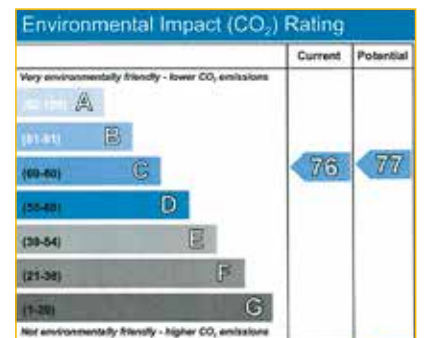
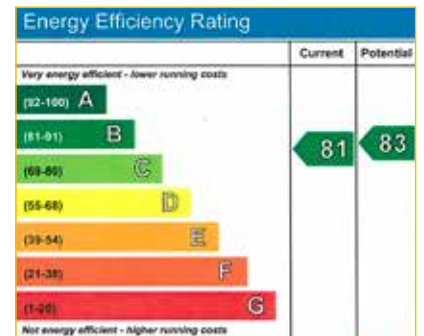
By mutual agreement.

## VIEWING

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911 to arrange an appointment to view.

## REF: JD.LFB

E-MAIL: [lburns@solicitorsinverness.com](mailto:lburns@solicitorsinverness.com)



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**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

