

# MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

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**£13,000  
BELOW  
VALUATION**



## **ROSEBANK COTTAGE 1 KING STREET, BEAULY INVERNESS-SHIRE IV4 7AQ**

**OFFERS OVER £87,000**

Charming traditional terraced cottage conveniently situated close to the centre of the historic town of Beaulay. Accommodation comprises: Hall, Living Room, Kitchen, 1 Bedroom, Large Box Room and Shower Room. This property is ideal for first time buyers or as a buy-to-let. The cottage benefits from original floorboards upstairs, good storage facilities and Welsh slate flooring downstairs (presently covered). All floor coverings, blinds and some white goods are included in the sale.

HSPC Ref: MK04/46134

**NIGEL D JONES LLB (HONS) DIP LP NP  
IAIN MCINTOSH LLB (HONS) DIP LP NP**



Beauly is situated within easy commuting distance of Inverness and Dingwall and offers a range of amenities including quality shops, hotels, a post office, banks and a primary school. There are regular bus and train services to Inverness.

**Hall:**

An attractive wooden front door leads to a hall with a large storage cupboard. Laminate flooring.

**Living Room: 4.90m x 3.35m**

Appealing room with a window to the front. Feature fireplace with wooden mantle and electric stove. Shelved alcove with cupboard. Wall lights. Laminate flooring. Electric heater. Glazed door to rear hallway. The rear hallway gives access to a communal outside area with drying facilities and space for bins.



**Kitchen: 2.70m x 1.91m**

With a range of base and wall units with marble-effect work surfaces and tiled splash back. Electric hob, oven and fridge freezer are all included in the sale. Stainless steel sink/drain. Tiled alcove. Laminate flooring.

**Shower Room: 3.00m x 2.00m**

Two piece white suite with separate electric shower in tiled enclosure. Heated towel rail. Fan heater. Washing machine. Spotlights. Extractor fan. Vinyl flooring. Window to the rear.

Stairs to the first floor landing which has a Velux window.

**Bedroom I: 4.06m x 3.35m**



Spacious room with window to the front. Combed ceiling and original floorboards. Electric heater.

**Large Box Room: 2.20m x 1.91m**

Large room ideal for storage or could be used as ensuite for Bedroom I subject to appropriate permission. Original floorboards.



**Viewing:**

Please telephone 01463 783111 or 01862 893561 (office)



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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 of what is included with the sale.