



## 16 First Field Avenue, North Kessock, IV1 3JB

Superior 4 bedroom detached villa with integral garage built by Award winning Tulloch Homes Limited to "The Islay" design which provides spacious family living accommodation. The house is located in a small development in the picturesque village of North Kessock on the Black Isle which is a famous spot for watching bottlenose dolphins.

North Kessock has a village shop, hotel and primary school. Secondary school children are transported to Fortrose Academy which is approximately 9 miles distant. Inverness is a short trip across the Kessock Bridge, approximately four miles distant, where an extensive range of retail, leisure and business facilities can be found. Inverness Airport is approximately six miles from the city and offers flights to UK and international destinations.

The property benefits from full NHBC Cover.

Viewing is highly recommended to appreciate the accommodation and location.

HALLWAY • LOUNGE • DINING/KITCHEN • UTILITY ROOM • CLOAKROOM  
4 BEDROOMS (2 EN-SUITE) • BATHROOM • GARAGE • GARDEN

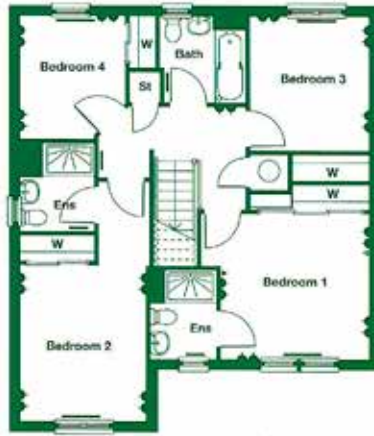
OIL FIRED CENTRAL HEATING • DOUBLE GLAZING • MAINS WIRED SMOKE DETECTOR

EPC RATING: C

**VIEWING TELEPHONE ELIZABETH FRASER ON 01463 731002 (Thursday to Monday 10.30am to 5.00pm) or HARPER MACLEOD LLP ON 01463 795006.**

## **FIXED PRICE: £230,000**

46756



|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 3.85m x 4.49m | 12' x 14'9"   |
| Dining/Kitchen | 6.42m x 3.29m | 21'1" x 10'9" |
| Utility        | 1.69m x 1.56m | 5'6" x 5'1"   |
| Cloakroom      | 1.79m x 1.51m | 5'10" x 4'11" |
| Bedroom 1      | 3.44m x 3.34m | 11'3" x 11'   |
| En suite       | 2.02m x 1.55m | 6'7" x 5'1"   |
| Bedroom 2      | 3.60m x 2.90m | 11'10" x 9'6" |
| En suite       | 2.06m x 1.70m | 6'9" x 9'6"   |
| Bedroom 3      | 3.10m x 2.76m | 10'2" x 9'1"  |
| Bedroom 4      | 2.84m x 2.44m | 9'4" x 8'     |
| Bathroom       | 1.98m x 1.90m | 6'6" x 6'3"   |



Integrated oven, electric hob and stainless steel hood are included in the premier kitchen. Integrated fridge/freezer. There is a stainless steel 1.5 bowl sink and drainer complete with mixer tap.

The utility room has space for washine machine.

The bathroom features stylish modern vanity furniture, mirror and shaver point. Over bath shower with screen and complimentary tiling.



There are TV and BT points in the lounge and master bedroom. A mains connected smoke detector is installed.

The bedrooms have sliding mirror wardrobe doors with chrome trim with shelf and hanging rail. Two of the bedrooms have en-suites with showers and stylish modern vanity furniture with complimentary tiling.



### OUTSIDE

The front and rear gardens are laid to lawn. There is a tarmac driveway. There is a grey paving slap pathway to the side. Rotary clothes dryer. Outside tap. Lights to external doors and front door bell.

A Factor will be appointed to maintain the communal landscaped areas and an annual factoring charge will be payable.

### SERVICES

Mains, electricity, water and drainage.

### EXTRAS

All floor coverings throughout are included in the sale.

### COUNCIL TAX

To be assessed.

### ENTRY

Early entry available.

### DIRECTIONS

From Inverness head north on the A9 over the Kessock Bridge. Take the exit towards North Kessock. At the roundabout take the second exit into the new development. The property is along on the right hand side.

#### The Property Misdescriptions Act 1991

The above particulars, although believed to be correct, are not guaranteed and any measurements stated therein are approximate only.

The plans on these particulars are for demonstration purposes only and the exact extent of land included in any sale will be subject to final approval by the sellers.

The mention of any appliances and/or services does not imply that they are in full and efficient working order.