



MUNRO & NOBLE

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**17 Kirkton Road
Lochcarron
IV54 8UF**



This three bedroom detached bungalow is located on an elevated position with views over the village towards Loch Carron and surrounding mountains. *Accommodation:* entrance hall, lounge, kitchen, three bedrooms and a bathroom. Single garage. Gardens to both front and rear elevations.

Offers In The Region Of £135,000



HSPC Reference: 47231

**The Property Shop
47 Church Street, Inverness
Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com**



PROPERTY

Located in the picturesque village on the shores of Loch Carron on the West coast of Scotland, this three bedroom detached bungalow offers many pleasing features including a multi fuel burner in the lounge and a modern white three piece bathroom suite. The property also benefits from double glazed windows, a single garage and enjoys views from the rear over the village towards Loch Carron



and mountains. The property would appeal to a wide range of potential purchasers that are looking for a family home or a holiday home.

LOCATION

The area is renowned for its natural beauty and the local amenities include two food stores, petrol station, butchers, post office, pubs/hotels, bank, a medical centre, community hall and primary schooling.

GARDENS

The front garden is mainly laid to grass and has a driveway to the side that leads to the single garage.

The rear garden is also mainly laid to grass, there is a paved patio area and it is enclosed by a combination of timber and wire fencing. From the rear garden there are spectacular views over the village towards Loch Carron and the surrounding mountains.

GENERAL DESCRIPTION

ENTRANCE HALL

The entrance hall is accessed via the front door, has doors giving access to the lounge/dining room, kitchen, three bedrooms and the bathroom. Electric storage heater.



LOUNGE

Approx 5.94m x 4.17m

The lounge is accessed via the entrance hall, has a feature multi fuel stove, two electric storage heaters and windows to the front, side and rear elevations. There are two glazed doors that give access to the front and rear gardens. Views from the rear can be enjoyed over the village towards Loch Carron.

KITCHEN

Approx 2.94m x 2.30m

The kitchen is accessed via the entrance hall and it has been fitted with both base and wall mounted units, has worktops, complimentary tiling and a 1½ bowl sink drainer. There is plumbing for an automatic washing machine and there is a window to the rear with views over the village towards Loch Carron.



BEDROOM ONE: Approx 3.55m x 3.53m

Bedroom one is accessed via the hallway and has a window to the front elevation, built in shelving and hanging space and an electric panel heater.

BEDROOM TWO: Approx 3.54m x 2.94m

Bedroom two has a window to the front elevation, an electric panel heater and it is accessed via the entrance hall.



BEDROOM THREE: Approx 3.54m x 2.94m

Bedroom three is accessed via the hall, has windows to the front and side elevations and an electric storage heater.



BATHROOM

Approx 2.89m x 1.74m

The bathroom has been fitted with a modern white suite comprising of a wc, wash hand basin and a bath with an electric shower over. There is a window to the rear elevation and an electric storage heater.

SERVICES

Mains water, electricity and drainage.

GLAZING

Double glazed windows throughout.

HEATING

Electric heating and multi fuel stove.

CONSTRUCTION

Please refer to the Home Report.

ENTRY

By mutual agreement.

VIEWING

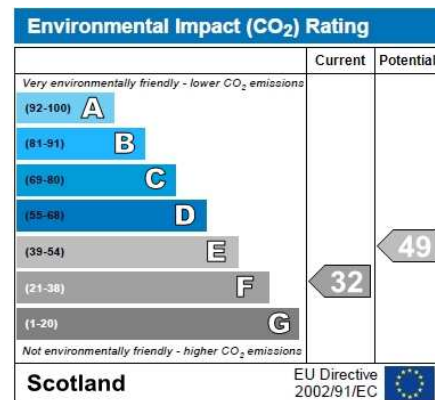
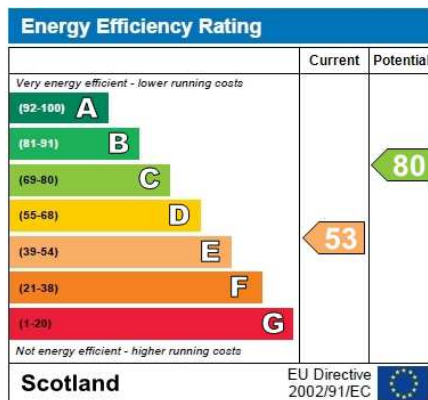
Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

HOME REPORT

A Home Report is available for this property.

POSTCODE

IV54 8UF



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.