



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



9 PRIORY PLACE, BEAULY, IV4 7GB

Completed approximately seven years ago by Scotia Homes to their Delgatie design, this modern detached bungalow offers excellent accommodation decorated in pleasing neutral tones throughout. The property boasts generous room sizes and benefits from an integral double garage along with a paved driveway. Situated in a convenient location within Beauly, it would make an ideal family home or indeed a perfect retirement property. There is full double glazing throughout along with oil fired central heating. Viewing comes highly recommended to appreciate the standard of accommodation within.

HALLWAY, LOUNGE, KITCHEN/DINING, THREE BEDROOMS,
EN SUITE & BATHROOM. INTEGRAL GARAGE & GARDEN.
DOUBLE GLAZING & OIL FIRED CENTRAL HEATING.

OFFERS OVER £210,000

HSPC REF. NO. 47284

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GARDENS

The gardens to the front and to the rear have been landscaped and laid mainly to gravel for easy maintenance with a selection of borders which have been planted with a good range of plants and shrubs. The rear garden is fully enclosed by wooden fencing and there are gates to either side of the property.

LOCATION

Priory Place is a pleasant development with the most popular village of Beaulieu, some 12 miles from Inverness. It also lies within commuting distance of Dingwall. Beaulieu itself boasts a charming town centre offering a good range of amenities including shops, bakeries, hotels, post office, banks and Beaulieu Primary School. Secondary Schooling can be found in Inverness.

HALLWAY

A part glazed door opens into the spacious hallway which allows access to the lounge, kitchen, three

bedrooms and bathroom. There is also a built in cupboard and a hatch to the loft space.

LOUNGE

Approx. 13.87m x 5.43m (12'7" x 17'8")

Attractive French doors open from the hallway into the well proportioned lounge. There is a living flame effect electric fire set on marble hearth with a wooden mantle over creating a pleasing focal point to the room. The room has a large window to the front and is finished with a carpet. A door opens to the kitchen.

KITCHEN/DINING

Approx. 5.97m x 4.10m (19'6" x 13'4")

This bright and spacious room is accessed from both the hallway and the lounge and benefits from ample space for dining. From the dining area, French doors open to the rear garden. The kitchen has been fitted with a modern range of floor based units and wall mounted cupboards with spotlighting beneath. There is a work surface over and complimentary tiling



behind and integrated within the units are a fridge, a freezer, an eye level oven and a ceramic hob with stainless steel hood over. There is also a one and half bowl stainless steel sink with drainer and window to the rear. Space is provided for a washing machine and dishwasher. There is a door opening to the integral double garage. The room is finished with a vinyl floor covering.

BATHROOM

Approx. 2.34m x 1.87m (7'6" x 6'1")

The bathroom has been furnished with a white WC, wash hand basin and bath with a mains operated shower over and screen to the side. There is full tiling behind the bath, an extractor fan and shaving point. A vinyl floor covering completes the room.

BEDROOM 1

Approx. 3.48m x 3.30m (11'4" x 10'8")

The master room is a good sized double bedroom with a window to the rear. There is a built in wardrobe with

mirror fronted sliding doors. The room is carpeted and has a door to the en suite.

EN-SUITE

Approx. 1.67m x 2.35m (5'4" x 7'7")

The en suite has been furnished with a white WC and wash hand basin. There is also a shower cubicle housing a mains operated shower with wet wall behind. There is a shaving point and a window to the side. Vinyl flooring completes the room.

BEDROOM 2

Approx. 3.49m x 2.65m (11'4" x 8'7")

Located to the front, this is a further double room complete with a built in wardrobe with mirror fronted sliding doors. The room is carpeted.

BEDROOM 3

Approx. 2.85m x 2.30m (9'3" x 7'5")

The third room is a single bedroom with a window to the rear and is also carpeted.



HEATING

Oil fired central heating.

GLAZING

Double glazing.

GARAGE

Integral double garage.

SERVICES

Mains water, drainage, electricity, telephone and TV points.

COUNCIL TAX BAND

E

EXTRAS INCLUDED

All fitted blinds, floor coverings, carpets and light fittings. Integrated oven, hob and hood, fridge and freezer.

FACTORING

There is a factoring fee of £150.00 per annum payable to Greenbelt.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.