

# JC Bartlett & Co

Solicitors, Notaries and Estate Agents, 6 McGregor Court, Dingwall, Ross-shire. Telephone: 01349 867100



*4 Priory Court, Beauly, Inverness-shire, IV4 7BL*

*1 Bedroom flat*

*Offers Over £70,000*

*(Home report Valuation £90,000)*

This attractive first and second floor apartment is situated in a desirable development overlooking the square in the picturesque village of Beauly. It is in good decorative order and within easy commuting distance of the major employment centres of the area. It is also within walking distance of the primary school, with secondary pupils being bussed to Charleston Academy in Inverness. Beauly has a range of shops - including 2 supermarkets, a butcher, baker, ironmonger, chemist, coffee shop, hairdressers - two banks, hotels and restaurants. The Highland Capital City of Inverness lies some 20 minutes drive away (and can be reached by train or by way of a regular daily bus service) and has a more extensive range of leisure, retail and entertainment facilities and road and rail links south. Dalcross airport is located some 6 miles beyond Inverness.

ACCOMMODATION. This comprises hallway, livingroom, kitchen, upper landing, bedroom and bathroom.



## ACCOMMODATION:

The timber front door leads into a communal stairway which leads to a shared landing between numbers 4 and 5. From the shared landing a hardwood door with 2 opaque glazed panels leads into the hallway.

## Hallway

The lower hallway has laminate flooring, several small cupboards which house the electrics, a strip of 3 spotlights and a storage heater. From here a door leads into the livingroom and a carpeted stairway with a handrail and a window to the front leads to the next floor, where there is a small landing with a spotlight, airing cupboard which houses the hot water tank and doors leading to the bedroom and bathroom.



## Livingroom

*15'3" x 10'11" (4.66m x 3.34m)*

The good-sized livingroom has a window to the front overlooking the Square, oak flooring, a 3-way spotlight and storage heater. A safety glazed door leads from here into the kitchen.

## Kitchen

*12'6" at longest x 7'4" at widest  
(3.81m at longest x 2.25m at widest)*

The kitchen is fitted with a range of floor and wall units with oatmeal doors, oak trim and oak-effect work surface. It is equipped with a single bowl stainless steel sink with swan neck mixer tap, Neff electric hob, oven, extractor, washing machine, freezer and the slot-in fridge. It has a large velux window in the partially coombed ceiling to the rear, vinyl flooring, and a strip of 4 spotlights. Off the kitchen there is an irregular shaped storage cupboard.

## Bathroom

*7'1" x 4'5" at narrowest point  
to 5'7" at widest (2.16m x  
1.36m to 1.72m)*

The bathroom is equipped with a 3 piece bathroom suite, comprising w/c, pedestal sink and bath with mixer shower over. It has 2 velux windows to the rear, is carpeted, tiled floor to ceiling and has a wall-hung blow heater and a wall light.



## Master Bedroom

10'7" x 11'9" at widest point (3.25m x 3.60m)

This is carpeted, has a window to front, coombed ceilings on both sides, 3 downlighters and an electric panel heater.



## SERVICES.

Mains electricity, sewerage and water.

## HEATING.

Total control electric heating.

## EXTRAS.

All carpets, curtains and blinds are included in the sale, as are the Neff oven, hob, extractor, washing machine, freezer and the slot-in fridge. The remaining contents of the property might be available by separate negotiation.

## VIEWING.

Parties interested in viewing this property are asked to contact the selling agents on 01349 867100 to arrange a suitable appointment.

## DIRECTIONS.

Approaching Beauly from Inverness, pass the traffic lights at the square and park at the far end of the square carpark. 4 Priory Court is accessed by the first communal stairway after Commercial Street.

## COUNCIL TAX

Band B

## PRICE.

Offers over £70,000 are sought.

## ENTRY.

Early entry is available.

## OFFERS.

All offers to be submitted in Scottish legal form to J C Bartlett & Co Solicitors, 6 McGregor Court, Dingwall, Ross-shire, IV15 9HS.

## CLOSING DATE.

If a closing date is fixed we will endeavour to advise all parties who have formally noted an interest. If you wish to be so advised then it is important that you let us know in writing. The seller does, however, reserve the right to accept any offer and that whether it is received prior to, or without fixing, a closing date.



*These particulars are given for guidance only. Whilst they are believed to be correct, they are not to be taken as forming part of any contract of sale. In particular: (i) measurements are subject to a margin of error; and (ii) the mention of any appliance and/or service does not imply that they have been tested or are in full and efficient working order. If any points are of particular importance then please ask for further information/verification so that you do not make a wasted journey to view the property.*