



Stockheim, Allarburn, Kiltarlity, Beauly, IV4 7HG

- Detached bungalow
- Three bedrooms
- Private driveway & car port
- Spacious lounge
- Family bathroom & shower room
- LPG gas central heating
- Open plan kitchen diner
- Private front & rear gardens
- Double glazing throughout

Offers Over £270,000

An excellent opportunity to purchase a 3-bedroom, detached bungalow in the peaceful village setting of Kiltarlity. Offering a fantastic family home with generous outdoor space.

This property comprises of entrance vestibule, hallway, bright and spacious lounge with feature fireplace providing a cosy focal point to the room, open plan kitchen diner with ample storage and dining space, handy utility room, two double bedrooms with fitted storage and one comfortable single bedroom. The modern family bathroom and shower room complete the accommodation. This property also benefits from double glazing throughout and LPG gas central heating.

Private outdoor space includes a car port and driveway for up to 5 vehicles, and considerable, well-maintained front and rear gardens with countryside views.

Appealing to a range of potential purchasers, early viewing is advised to appreciate the full potential and situation of the property.

LOCATION

Situated in the quiet village of Kiltarlity, this property offers a rural location within easy commuting distance to Inverness. Local amenities include a village hall, Post Office, and coffee shop. A more comprehensive range of local amenities such as convenience stores, retail shops, cafes and restaurants, fuel station, pharmacy, and train station are available in Beauly located 4.4 miles away.

Inverness City Centre is approximately 12.8 miles from the property and offers an extensive variety of amenities and leisure facilities. A regular bus service to Inverness and Beauly is available within walking distance. Other travel routes are easily accessible.

For younger children, primary schooling is available within walking distance at Tomnacross Primary School. Older children would attend Charleston Academy in Inverness, a school bus service is provided for transport and operates from the main road through the village.

DIRECTIONS

From Inverness City Centre, head to Telford Street roundabout, exit onto Telford Street A862, and follow for approximately 9.3 miles. Turn left onto the A833 signed posted for Kiltarlity and continue for 1.6 miles. Take a slight right onto Allarburn Drive and continue for 0.6 miles into the village. Take a left onto a single-track road at the wooden sign for the neighbouring property called the Rowans and a South Forrest for-sale sign. Continue to the end of the track and Stockheim will be directly in front of you.

KEY POINTS

- Well-proportioned accommodation.
- Ideal family home.
- Quiet, rural location.
- Ample storage provisions.
- Walking distance to primary school.

ACCOMMODATION

ENTRANCE VESTIBULE

1.89 x 1.68 (6'2" x 5'6")

Front external door, glass panelled door to hallway and front facing window.

HALLWAY

4.55 x 1.79 to 4.90 x 1.06 (14'11" x 5'10" to 16'0" x 3'5")

Provides access to all living space. Fitted, double storage cupboard.

LOUNGE

5.27 x 4.08 (17'3" x 13'4")

Bright and spacious lounge with gas fireplace with exposed stone hearth and wooden mantle, side facing window and double, sliding patio doors leading to the front garden and providing an influx of natural light into the room.



KITCHEN

5.25 x 4.11 x 3.07

Open plan kitchen diner with ample wall and base mounted cabinets, worktop space with tiled splash back and 1 1/2 bowl stainless steel sink with draining board, integrated extractor fan and plenty space for white goods, dining area suited to comfortably accommodate 6 people. Rear and side facing windows. Access to utility room and fitted, double storage cupboard with water tank.



BEDROOM ONE

3.89 x 3.41 to 2.73 (12'9" x 11'2" to 8'11")

Double bedroom with fitted, double wardrobe and fitted, over head storage unit with cabinet and drawer space. Front facing window.



BEDROOM TWO

3.69 x 2.73 (12'1" x 8'11")

Double bedroom with fitted, double wardrobe and rear facing window.



BEDROOM THREE

3.00 x 2.55 (9'10" x 8'4")

Good sized, single bedroom with rear facing window.

UTILITY ROOM

1.93 x 1.53 (6'3" x 5'0")

Handy utility room situated off the kitchen with base mounted cabinets, stainless steel sink with draining board, boiler, storage cupboard housing fuse box, loft hatch and rear external door.

SHOWER ROOM

2.72 x 1.17 (8'11" x 3'10")

Shower, wash hand basin, light with shaving point, WC, wall mounted cabinet, extractor fan and front facing textured glass window.

FAMILY BATHROOM

2.54 x 1.75 (8'3" x 5'8")

Modern suite with shower over bath, WC unit with storage, wash hand basin with mixer tap and storage, wall mounted cabinet, heated towel rail, extractor fan, LED mirror, tiled walls and rear facing textured glass window.



DRIVEWAY

Gravel driveway with ample parking for up to 5 vehicles with car port. Access to front and rear of the property.



EXTRAS

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, integrated appliances, oven & hob & garden sheds are to be included in the sales price. Other white goods will be by separate negotiation.

SERVICES

The subjects benefit from mains electricity and water. Central heating is LPG gas. Drainage is by way of public sewer. Phone line and broadband connectivity available.

COUNCIL TAX

The current council tax is Band E. Please be aware that this may be subject to change upon sale.

EPC BAND

EPC Band E.

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

60835.

FRONT GARDEN

Extensive front garden mostly laid to lawn with paved patio seating area, mature trees, shrubs and variety of colourful flowers. Pathway to front door, driveway and rear garden.



REAR GARDEN

Mostly laid to lawn with feature flower beds, raised sleeper beds, garden shed, gravel pathway to rear door, outdoor tap and socket, LPG gas tank is discretely hidden.



SouthForrest
Solicitors and Estate Agents

8 Ardross Terrace, Inverness, IV3 5NW
T: 01463 237171
F: 01463 243548
E: email@southforrest.co.uk
www.southforrest.co.uk