

**7 Fraser Street  
Beauly  
IV4 7DW**

**HOME REPORT VALUATION £180,000**



**This four bedroom terraced cottage located in the popular village of Beauly would benefit from a degree of modernisation but offers many pleasing features including an open fireplace in the lounge, ample off-road parking and a garden to the front.**

**FIXED PRICE £148,000**

HSPC Reference: 56068

**The Property Shop, 47 Church Street, Inverness**  
**Telephone: 01463 225 533      Fax: 01463 225 165**  
**Email: [property@munronoble.com](mailto:property@munronoble.com)**

## PROPERTY

Located in the popular village of Beaully, this mid-terrace cottage comprises an entrance hall, a lounge, kitchen/dining room, rear hall, downstairs shower room, four bedrooms and a bathroom. The property also features double glazed windows, electric heating, ample off-road parking and has gardens to the front and rear. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers. Only by viewing can one fully appreciate the accommodation on offer.

## GARDENS

The front garden is mainly laid to lawn with a selection of shrubs and is enclosed by a combination of garden fencing and stone walls, with gated access to a gravelled area which provides ample off-road parking.

## LOCATION

The property is situated in the village of Beaully and local amenities include a range of shops and services, a visitor centre, two small supermarkets, a delicatessen, butcher, baker, chemist, a Post Office, a filling station, two medical practices, a bank and a range of bars, hotels and restaurants. Beaully enjoys easy access to both Inverness and Dingwall and there are bus and train services running into the Highland capital which is approximately 12 miles away. Dingwall offers a larger range of amenities than Beaully and Inverness enjoys a large range of shops and services normally associated with a city. Primary schooling is located in the village while older children attend Charleston Academy in Inverness, to which there is a bus service.

## GENERAL DESCRIPTION

### ENTRANCE HALL

The entrance hall is accessed via the front door, has stairs rising to the first floor landing and doors that give access to the lounge and kitchen.

### LOUNGE

Approx. 4.78 m x 4.95 m

The lounge is accessed via the hallway, has a window to the front elevation, an electric storage heater and a feature open fireplace.

### KITCHEN / DINING ROOM

Approx. 5.91 m x 4.81 m

The kitchen is fitted with base and wall mounted units, has worktops, a 1½ bowl sink with drainer, a breakfast bar and a window to the rear elevation. The kitchen is open plan to the dining area which has a recessed cupboard with shelving and a window to the front elevation. There is a door to the rear hall.

### REAR HALL

The rear hall has a door to the rear garden, the downstairs shower room and bedroom four.

### DOWNSTAIRS SHOWER ROOM

Approx. 2.40 m x 1.49 m

The downstairs shower room is fitted with a pedestal wash hand basin, a WC and a shower cubicle. There is a window to the rear elevation.

### LANDING

The landing is accessed via stairs from the ground floor and has doors to a storage cupboard, three bedrooms and the bathroom.

### BEDROOM ONE

Approx. 4.86 m x 2.36 m

Bedroom one has a window to the front elevation, an electric heater and a fitted wardrobe.

### BEDROOM TWO

Approx. 4.82 m x 3.45 m

Bedroom two has a window to the front elevation and an electric heater.

### BEDROOM THREE

Approx. 4.90 m x 2.37 m

Bedroom three has a window to the rear, an electric heater and a cupboard that houses the hot water tank.

### BEDROOM FOUR

Approx. 4.17 m x 2.47 m

Bedroom four is located downstairs, has a window to the rear elevation and a built-in wardrobe.

### BATHROOM

Approx. 2.63 m x 1.66 m

The bathroom and is fitted with a three piece suite comprising a pedestal wash hand basin, a WC and a window to the rear.

### EXTRAS

All fitted carpets and floor coverings.

### SERVICES

Mains, electricity, water and drainage.

**HEATING:** Electric heating.

**GLAZING:** Double glazed windows.

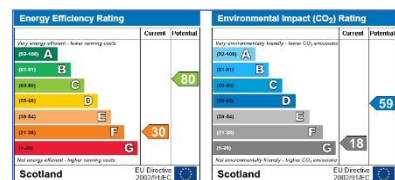
### VIEWING

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

**ENTRY:** By mutual agreement.

### HOME REPORT

A Home Report is available for this property.



**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.

Munro & Noble

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.