Beauly is a popular thriving village which is within easy commuting distance from both Inverness and Dingwall. The village has a Coop and a wide variety of independent shops, cafes, restaurants and bars. There are many pleasant walks in and around the vicinity. Primary schooling is available in the village with the older children attending Charleston Academy in Inverness for which transport is provided. There is a bus service which passes through the village and the train station.

8 Priory Place is an immaculate and well appointed bungalow offering well maintained accommodation which was built by Scotia Homes in 2006 . It is in excellent condition and is beautifully presented. The house has an attractive low maintenance garden to back with the front having a neat lawn. Off street parking is provided by a large driveway and double garage which has additional workshop space. The property which is situated in a quiet and pleasant residential area is within easy walking distance of the centre of the village and its amenities. This house would provide an ideal family home or downsize property.

Directions: From Inverness, as you approach the village you will go over a humped bridge continue on and then turn left after the Coop then take the second left into Priory Place, number 8 is the fourth house on the right hand side. From Dingwall, pass through the village square and turn right after the garage take the second left into Priory Place, number 8 is the fourth house on the right hand side.
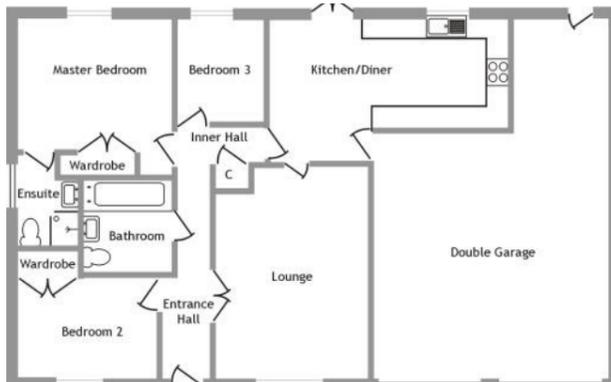
Services: Mains electricity, water and drainage. Oil central heating.

Council Tax— E

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm -11pm. Saturday 8am –11pm & Sunday 8am—11pm

Email: property@middletonross.co.uk

There is an annual greenbelt common grounds charge of £248.10 as of Sept 21

FOR SALE

MIDDLETON ROSS
Representing Ross-shire and beyond since 1899

8 Priory Place, Beauly, Inverness-shire, IV4 7GB

Offers Over £260,000

- Spacious Detached Bungalow
- Entrance Hall
- Lounge
- Kitchen/Diner
- Inner Hall
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom

- Oil Fired Central Heating
- UPVC Double Glazing
- Mature Low Maintenance Gardens
- Double Garage with Workshop Space
- Large Driveway
- Summer House
- EPC Rating C

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REF 13
HSPC 59255

8 Priory Place, Beauly, Inverness-shire, IV4 7GB

Offers Over £260,000

Well appointed detached bungalow situated in a quiet yet central residential area in the popular village of Beauly.

Interior

Entrance Hall	6.27m x 1.33m
Lounge	5.48m x 3.85m
Kitchen/Diner	6.05m x 4.09m
Inner Hall	1.90m x 1.14m
Master Bedroom	4.02m x 3.43m
En-Suite Shower Room	2.32m x 1.77m
Bedroom 2	3.52m x 2.82m
Bedroom 3	2.85m x 2.30m
Family Bathroom	2.34m x 1.70m

(Measurements are at widest points)

Exterior

Integrated Double Garage	5.85m x 5.46m
Workshop Space	3.45m x 2.81m
Large Driveway	
Summer House	
Gardens to Front, Back and Sides	