



Innes & Mackay

Beaufort House, The Square,  
High Street, Beaulieu IV4 7BX

Flats 1, 2 and 3 are spacious flats located within Beaufort House overlooking the Square and comprises one double bedroom in each, kitchen, lounge and bathroom. Requiring a degree of upgrading and modernisation.

**FIXED PRICE**

**£225,000**



## FLAT 1

### LOCATION

The property is central to the excellent facilities on offer in the town including a supermarket, bakers, takeaways, cafes, hotels and selection of bespoke retail outlets. There is also a railway station a short walk away, offering a regular service to the North, South, East and West. Inverness, the main business and commercial centre in the Highlands is a very easy commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

### ENTRANCE

Door opens into the entrance hallway which provides access to the living room and kitchen.

### KITCHEN

10' 1" x 9' 5" (3.09m x 2.89m) The kitchen is fitted with ample floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the side is the sink with drainer to the side and under the counter is space for the fridge and washing machine.

### LIVING ROOM

21' 11" x 10' 7" (6.69m x 3.23m) The living room is a spacious room with window to the front and electric wall mounted heater. A good sized under stair cupboard provides good storage and stairs lead to the upper landing. Carpet and window to the rear complete this room.

### UPPER LANDING

From the landing, access is gained to the bedroom and bathroom.

### BEDROOM

15' 1" x 11' 5" (4.60m x 3.50m) The bedroom is a spacious room with window to the front. Part combed ceilings and carpet complete this room.

### BATHROOM

10' 2" x 7' 10" (3.11m x 2.41m) The bathroom is furnished with a WC, wash hand basin and bath. Patterned window to the front, large airing cupboard and hatch to the attic space complete this room.

**HEATING** - Electric storage heating.

**GLAZING** - Double glazed units.

**COUNCIL TAX BAND** - Band A

**EPC** - Band F28

**SERVICES** - Mains water, drainage, electricity, telephone and TV point. Telephone entry system.

**VIEWING ARRANGEMENTS** - Viewing is strictly through Innes and



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

