



Innes & Mackay

**FLAT 2, BEAUFORT HOUSE, THE SQUARE,
HIGH STREET, BEAULY, IV4 7BX**

Flat two located within Beaufort House is a spacious property located over two floors. Access is via a shared door leading to a further two flats. The property which would benefit from a degree of upgrading and modernisation, making it an ideal buy to let property or alternatively an investment property.

**OFFERS OVER
£105,000**





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. A built-in cupboard provides storage together with the electrics.

KITCHEN

12' 7" x 9' 7" (3.85m x 2.94m) The kitchen is fitted with an ample range of floor based units and wall mounted cupboards providing good storage and working areas. Inset in the work counter is electric hob with oven under and extractor hood above. Space and plumbing for the washing machine and under counter fridge freezer. Sash and casement window to the side and vinyl flooring completes this room.

LIVING ROOM

12' 11" x 11' 10" (3.96m x 3.62m) Located to the front, the living room has windows to both the front and side, with stairs leading up to the top floor. A large under stair cupboard provides good storage. Carpet completes this room.

UPPER LANDING

Carpeted stairs lead to the upper landing where the bedroom and bathroom are located. A large cupboard provides storage.

BEDROOM

15' 1" x 12' 4" (4.61m x 3.78m) The bedroom located to the front, is laid with carpet and has part combed ceilings.

BATHROOM

7' 4" x 6' 2" (2.24m x 1.88m) The bathroom is furnished with a coloured suite comprising WC, wash hand basin and bath with shower over and curtain to the side. Tiling above the bath complete this room.

HEATING - Electric storage heating.

GLAZING - Secondary glazing on Sash and Casement windows.

COUNCIL TAX - Band A

EPC - Band F26

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

VIEWING ARRANGEMENTS - Viewing is through Innes and Mackay Property department (01463) 251200.



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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.

