



Innes & Mackay

**Flat 3, Beaufort House, The Square,  
High Street, Beauly, IV4 7BX**

Flat three located within Beaufort House is a spacious property located on the first floor. 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 HALLWAY

Door opens into the entrance hallway which provides access to the kitchen, bathroom and bedroom. There is a shelved cupboard providing storage and a further cupboard houses the water tank.

## KITCHEN/LIVING ROOM

16' 1" x 11' 5" (4.91m x 3.49m) The open plan kitchen living area is a bright room by virtue of the Sash and Casement windows to the side. The kitchen is fitted with floor based units and has space and plumbing for the washing machine, fridge and cooker. The living area benefits from an open fire and provides a focal point.

## BATHROOM

12' 9" x 5' 7" (3.90m x 1.72m) The bathroom is furnished with a white suite comprising WC, wash hand basin and bath with electric shower over and curtain to the side. Wet wall above the bath area, window to the side and shaver point completes this room.

## BEDROOM

15' 10" x 11' 11" (4.83m x 3.64m) The spacious bedroom is a bright and airy room by virtue of the double aspect windows to the side and rear. This room which is laid with carpet, benefits from a hidden fireplace with matching surround.

**HEATING** - Electric storage heating.

**GLAZING** - Mixed glazing.

**COUNCIL TAX** - Band A

**EPC** - Band E54

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

**VIEWING ARRANGEMENTS** - Viewing is strictly 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

