



Innes & Mackay

BROOKLEA, INCHBAE, GARVE IV23 2PG

- THREE BEDROOMS
- DINING ROOM
- GOOD SIZED GARDENS
- OIL CENTRAL HEATING and LOG BURNER
- AMPLE OFF ROAD PARKING
- WALKING DISTANCE TO LOCAL HOTEL
- MAINS WATER SUPPLY

Offers Over
£160,000



DESCRIPTION

Located on the A835, Brooklea is a detached three bed bungalow set back from the road sitting in approximately one third of an acre of garden grounds. The property which would suit a cash buyer due to its non traditional construction, benefits from well proportioned accommodation with a separate dining room which could easily be used as a fourth bedroom. With a log burner located in the lounge, the property benefits from oil fired central heating, is fully double glazed and has mains water.

LOCATION

Inchbae, a tourist destination in its own right, has unspoilt views of the surrounding mountains, the closest one being Ben Wyvis. Tourists and outdoor enthusiasts find this back drop very attractive. The North West Coast of Scotland attracts a large number of visitors to the area with its enchanting scenery and abundance of wildlife, including red deer, pine martens and eagles. Many visitors take advantage of the challenging local hill and forest walks in the region, others capitalise on the excellent river and sea fishing. The more sedate sightseer may visit the many places of historic and cultural interest. The ferry that takes tourists and Islanders to Stornoway on the Isle of Lewis departs from Ullapool. The property is located close to the North Coast 500 route which attracts many visitors to the

area every year. Ullapool is 26 miles and Dingwall 20 miles; both have a strong sense of community, with schools, golf course and social and welfare facilities. The village of Garve which has a nursery, primary school, well used village hall, post office and train station is 5 miles away. Inverness, the Capital of the Highlands is a 40-minute drive away with a full range of services associated with a modern city.

GARDENS

Accessing from the main road, the gravelled driveway provides ample off road parking together with a turning area. The gardens are laid with grass and enclosed with mature trees and fencing with a deep border of seasonal flowers all adding to the external appeal of the property. The oil tank is located to the rear of the property and to the front there is a good sized log store.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule which has a further door leading into the hallway.

HALLWAY

The carpeted hallway provides access to the three bedrooms, bathroom and living room. A shelved cupboard provides good storage and a hatch opens into the unfloored loft space.



LIVING ROOM

4.89 x 3.64 (16'1" x 11'11")

The living room is a comfortable room with windows to both sides overlooking the gardens. A door leads through to the kitchen and also through to the dining room. A feature of this room is the log burning stove along with the wooden beams all adding to the character. Carpet completes this room

KITCHEN

3.53 x 2.02 (11'7" x 6'8")

The kitchen is fitted with a range of floor based units and wall mounted cupboards all providing good storage and working areas. With a window to the side, there is a sink with drainer to the side and located under the work counter is space and plumbing for the washing machine and fridge. Door opens through to the rear hallway and boiler room. Padded vinyl flooring complete the kitchen.

REAR PORCH

The rear porch provides access out the back garden. There is a window to the side and access is provided from here to the boiler room.

BOILER ROOM

2.57 x 1.74 (8'5" x 5'9")

This room houses the boiler whilst providing ample storage . Window to the rear and door to the dining room complete this room.

DINING ROOM

3.50 x 2.74 (11'6" x 9'0")

The dining room which could easily be a fourth bedroom has a window to the side and door through into the living room. Carpet completes this room.

BEDROOM 1

4.25 x 2.68 (13'11" x 8'10")

Bedroom one is a double room located to the front elevation. Laid with carpet, this room has a built in wardrobe providing hanging rail and storage.

BEDROOM 2

4.24 x 2.35 (13'11" x 7'9")

The second bedroom is a double room located to the rear. Carpet.

BEDROOM 3

3.59 x 2.79 (11'9" x 9'2")

The third bedroom is a good sized room with window to the side. This room benefits from fitted wardrobes. Vinyl flooring completes bedroom three.

BATHROOM

1.95 x 1.81 (6'5" x 5'11")

The bathroom is furnished with a three piece suite comprising a WC, wash hand basin and bath with shower over, screen to the side and tiling to ceiling height. Frosted window to the front and vinyl flooring completes this room.



HEATING

Oil fired central heating together with a log burning stove.

GLAZING

Double glazed units.

PARKING

Ample off road parking for numerous cars.

COUNCIL TAX

Band C

EPC

Band E39

EXTRAS INCLUDED

All fitted carpets, blinds and washing machine.

SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points. This property is served by Fibre broadband providing very efficient service.

VIEWING ARRANGEMENTS

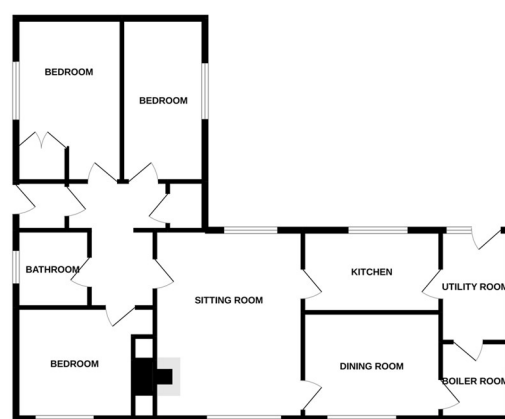
Viewing is through Innes and Mackay Property Department
(01463) 251200 or direct on 0 7 8 5 4 2 2 1 5 5 0







GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan, it is not intended to be a legal document. It is for guidance purposes only. All measurements are approximate and are for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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