



Innes & Mackay

## 63 BALGATE MILL, KILTARLITY, IV4 7GL

- SEMI-DETACHED BUNGALOW LOCATED IN THE POPULAR VILLAGE OF KILTARLITY
- OPEN PLAN LOUNGE/KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- BATHROOM & WC
- OPEN VIEWS TO THE REAR ACROSS FIELDS AND WOODLAND
- AMPLE PARKING

**NEW FIXED  
PRICE  
£199,000**





## PROPERTY DESCRIPTION

This three bedroom semi-detached bungalow, is located in the popular village of Kiltarlity. Benefiting from well-proportioned accommodation throughout and enjoying views across open fields to the rear, this bright and comfortable home would be perfect for first time buyers or a young family.

## LOCATION

Located within easy commuting to the popular village of Beauly and the city of Inverness, Kiltarlity provides its own village amenities including a village hall, primary school, convenience store and post office. Muir of Ord and Drumnadrochit are both also within easy reach of this property and add a further variety of shops, facilities and tourist attractions. Primary school children would attend Tomnacross Primary School while the older children would travel by bus to Charleston Academy in Inverness.

## GARDENS

The front of the property has been laid to loc bloc for ease of maintenance and provides ample off street parking. A pathway proceeds along the side of the property and leads to the enclosed rear garden. The rear garden is laid to lawn, with a patio area providing an ideal space for outdoor entertaining. The rear garden also enjoys an open outlook across fields and woodland.

## ENTRANCE HALLWAY

The hallway is laid with laminate and provides access to the open plan lounge/kitchen, bedroom and bathroom. There are two double cupboards and a deep under-stair cupboard providing ample storage.

## OPEN PLAN LOUNGE/KITCHEN/DINER

6.61m x 4.04 (21'8" x 13'3")

This bright and airy room enjoys an abundance of natural light courtesy of a window to the front and patio door to the rear, which leads out to the enclosed garden. The kitchen area is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, freestanding fridge freezer, dishwasher and electric oven. The lounge space is a great size, enjoying uninterrupted views across open fields and woodland. This room is open to the staircase and laid with laminate flooring.

## BEDROOM 1

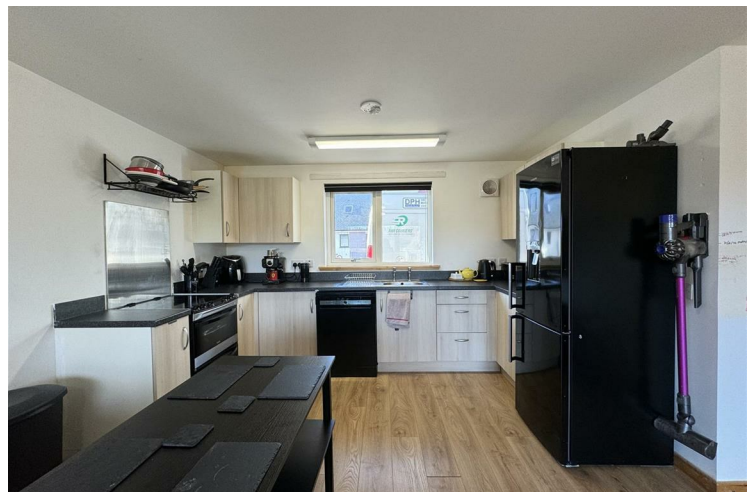
4.10m x 2.99m (13'5" x 9'9")

Bedroom one, located on the ground floor, is laid with carpet and has a window to the rear elevation. This bedroom benefits from a double wardrobe with mirrored sliding doors.

## BATHROOM

2.39m x 1.87m (7'10" x 6'1" )

The bathroom is furnished with a wash hand basin, WC



and bath with mains shower. There is a window to the front elevation and vinyl flooring completes this room.

## STAIRCASE TO LANDING

The carpet staircase proceeds to the landing, where access is provided to the two bedrooms and WC. A hatch provides access to the partially floored loft space.

## BEDROOM 2

4.72m x 3.00m (widest points) (15'5" x 9'10" (widest points))

This double bedroom is laid with carpet and benefits from a single integral wardrobe. There are two Velux windows to the front and rear elevations, providing a good degree of natural light.

## BEDROOM 3

5.26m x 2.37m (widest points) (17'3" x 7'9" (widest points))

The third bedroom is another double room, laid with carpet. This room also has a single integral wardrobe and has two Velux windows to the front and rear elevations.

## WC

1.61m x 1.57m (5'3" x 5'1" )

This room is laid with vinyl flooring and furnished with a wash hand basin and WC. There is a Velux window to the rear elevation.

## HEATING

Air source heating

## GLAZING

Double glazing

## PARKING

Driveway parking

## COUNCIL TAX BAND - D

## EPC BAND - C

## SERVICES

Mains water, drainage, electricity, telephone and TV points.

## EXTRAS INCLUDED

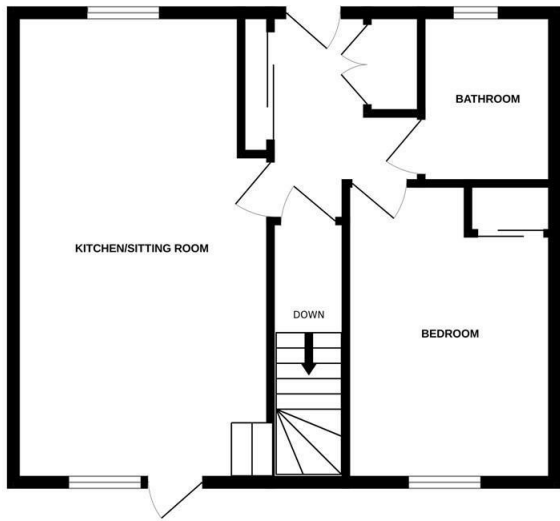
All fitted carpets, floor coverings, light fixtures and window fittings.

## VIEWING ARRANGEMENTS

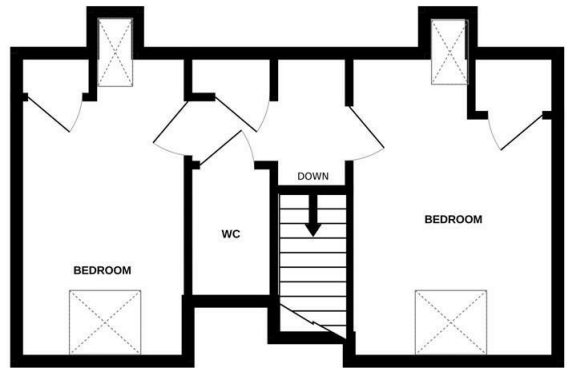
Through Innes and Mackay on 01463 251200.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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