



Innes & Mackay

ELDON, WESTER BALBLAIR, BEAULY, IV4 7BQ

- THREE BEDROOM FAMILY HOME LOCATED ON THE OUTSKIRTS OF BEAULY
- BEAUTIFUL UNINTERRUPTED VIEWS
- APPROXIMATELY 1.5 ACRES OF GARDEN GROUNDS
- POTENTIAL TO EXTEND INTO THE LOFT SPACE
- OUTBUILDING WITH STUDIO AND SHOWER ROOM
- OIL CENTRAL HEATING
- HOME REPORT UNDER EPC LINK

**OFFERS OVER
£305,000**



PROPERTY DESCRIPTION

This property represents a rare opportunity to acquire a family home set in garden grounds extending to approximately 1.5 acres. Enjoying beautiful open views across fields, this property has a feeling of seclusion whilst being within touching distance from the village of Beauly. Offering spacious and versatile accommodation throughout, viewing is highly recommended to fully appreciate the picturesque setting of this desirable property.

LOCATION

Wester Balblair is located 1.5 miles from the popular village of Beauly. Beauly offers a good range of amenities including shops, hotels, post office, banks whilst being close to the town of Dingwall where further amenities and Secondary Schooling can be found. Inverness, the main business and commercial centre in the Highlands, is within easy commuting distance and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the south and beyond.

GARDENS

Eldon sits on a plot of approximately 1.5 acres of garden grounds. The garden grounds are laid to lawn and planted with a variety of mature shrubs and bushes. A gravel driveway proceeds to the rear of the property, where there is an area laid with gravel providing space for parking. The

garden wraps around the property and continues down the embankment to the front.

ENTRANCE HALL

The welcoming hallway is laid with carpet and provides access to the lounge, kitchen/diner, bathroom, three bedrooms and three double storage cupboards. There is a ceiling hatch with drop-down ladder providing access to the fully floored loft space. The loft space has excellent potential to extend, subject to the relevant planning.

LOUNGE

5.21m x 4.08m (17'1" x 13'4")

The comfortable lounge is laid with carpet and has a large window to the front elevation, enjoying open views across fields. A pleasing focal point of this room is the brick chimney breast with electric fireplace.

KITCHEN/DINER

4.86m x 3.38m (15'11" x 11'1")

The kitchen/diner is furnished with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, integrated appliances include an oven with electric hob, fridge, dishwasher and washing machine. This room has two windows to the side and rear elevations and has ample space for dining furniture. There is a double storage cupboard and access is provided to the rear vestibule. Carpet flooring completes this room.



BEDROOM 1

4.41m x 3.92m (14'5" x 12'10")

Located to the front, this generous double bedroom enjoys beautiful open views over the garden and fields beyond.

This room is laid with carpet and benefits from ample storage courtesy of a double wardrobe and two single fitted cupboards.

BEDROOM 2

4.35m x 3.29m (14'3" x 10'9")

The second bedroom is another good-sized double room, laid with carpet. This bedroom is furnished with a wash hand basin and benefits from a double wardrobe. There is a large window to the rear elevation.

BEDROOM 3

3.34m x 3.12m (10'11" x 10'2")

Bedroom three is another well-proportioned double room, laid with carpet. This bedroom also benefits from a single wardrobe and integrated drawers. There is a window to the rear elevation.

BATHROOM

3.36m x 2.03m (11'0" x 6'7")

The bathroom is furnished with a wash hand basin, WC, bath with mains shower, heated towel rail and extractor fan. This room is laid with carpet and has a window to the rear elevation.



REAR VESTIBULE

The rear vestibule is laid with carpet and has a double storage cupboard. Access is provided to the WC and rear.

WC

1.81m x 1.14m (5'11" x 3'8")

This room is furnished with a wash hand basin, WC and wall mounted vanity unit. This room is laid with carpet and there is a window to the rear elevation.

OUTBUILDING

4.03m x 3.45m widest points (13'2" x 11'3" widest points)

The outbuilding enjoys a partially enclosed decking area to the front. A glazed door opens into the studio area which is laid with laminate. There is an area fitted with modern wall mounted and floor based units with worktop and stainless steel sink. The shower room (1.32m x 1.44m) is furnished with a wash hand basin, WC and cubicle with electric shower.

HEATING

Oil central heating

GLAZING

Double glazing

PARKING

Ample parking. Attached single garage.



EPC BAND - E

COUNCIL TAX BAND - E

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures and fridge freezer. Shipping container and ride-on mower available under separate negotiation.

Wall lights in bedrooms 1, 2 and the hallway are not included in the sale.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.







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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