



Innes & Mackay

**THE PINES, 21 CABRICH,
KIRKHILL, INVERNESS, IV5 7PH**

- DETACHED BUNGALOW
- THREE/FOUR BEDROOMS
- RURAL LOCATION
- UNINTERRUPTED VIEWS
- BEAUTIFULLY MANICURED GARDENS
- PERFECT FAMILY HOME
- OIL CENTRAL HEATING
- DOUBLE GLAZED
- DETACHED GARAGE

**OFFERS OVER
£320,000**



PROPERTY DESCRIPTION

Only by viewing this desirable detached bungalow will one appreciate the accommodation and location this family home has to offer, whilst enjoying the most outstanding and uninterrupted views across fields and out towards Ben Wyvis. "The Pines" sits in approximately an acre of beautifully manicured garden grounds with an unusual selection of mature trees, shrubs and plants providing an abundance of all year round colour together with the small burn which runs down the side of the garden. The property which has been extended over the years, offers three/four bedrooms one of which is currently being used as a dining room, a generous sized lounge, spacious kitchen and wet room. There is a detached garage with shed to the rear and the property benefits from oil central heating and is fully double glazed.

LOCATION

The property is situated in a beautiful rural setting approximately eleven miles west of Inverness, in picturesque countryside with a choice of hiking, cycling, riding, fishing and golfing opportunities on the doorstep. Primary schooling is available in Kirkhill, with secondary schooling in Inverness. Beauly, three miles away, offers a good variety of local amenities and shops, including a mainline train station. The Highland capital of Inverness is easily accessible and offers a vast array of commercial, educational, retail and service facilities and an international airport offering regular domestic and European flights.



GARDEN

The gardens here have been thoughtfully designed and incorporate large lawned areas to both the front and rear with a unique and colourful selection of mature shrubs and bushes all adding to the external appeal of this property. The front of the property which enclosed with a block built wall, is laid to grass with corner borders of plants and flowers along with a gravelled area with a lovely selection of Acer trees adding a splash of colour. To the side, the grass extends and leads down to the trickling burn and to the rear, the garden elevates upwards from which one can enjoy the views. For wildlife enthusiasts, there are an abundance of local animals which visit the gardens here including squirrels, badgers, Pinemartines and a variety of birdlife but to name a few. The tarmac driveway leads up to the property, provides ample off road parking for a number of cars and leads to the single detached garage with shed to the rear. A small triangular area of garden at the front has been planted up with soft fruit bushes and is also ideal for a vegetable garden.

ENTRANCE VESTIBULE

2.21 x 1.11 (7'3" x 3'7")

Attractive front door opens into the entrance vestibule which has a window to the front and side, providing good light dimension. Neutral floor tiles are laid completing this area. Glazed door opens into the hallway.

HALLWAY

The carpeted hallway provides access to two bedrooms and also to the lounge.



LOUNGE

5.98 x 4.33 (19'7" x 14'2")

The generous sized lounge is a comfortable room with doors leading through to the rear hallway and through to two further bedrooms. This room enjoys the most outstanding views out across fields towards Ben Wyvis and the hills beyond by virtue of the large window to the front, also providing a flood of natural light. There is a stone clad fireplace extending along the wall also providing a shelf for the television and additional display areas. To the side is a recessed shelved alcove, again providing ample display areas. Carpet completes this room.

REAR HALL

Located off the lounge is the rear hall which provides access to the kitchen, wet room and door out to the rear. Storage is provided by a built in shelved cupboard. Engineered oak flooring gives this area a pleasing finish.

KITCHEN

4.64 x 2.85 (15'2" x 9'4")

The kitchen located to the rear elevation overlooking the gardens, is fitted with an ample supply of wood fronted, floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the one and a half bowl sink with drainer to the side, and located below is the washing machine and space for a fridge. There is a free standing electric cooker with pull out extractor hood above. Tiling between the units, pine clad ceiling and laminate flooring complete this room giving a pleasing finish.

WET ROOM

1.97 x 1.91 (6'5" x 6'3")

The wet room is furnished with a wash hand basin, WC and walk in shower with half height folding shower doors. The shower houses an electric shower and is finished with attractive wet wall. Window to the rear, heated towel rail and corner display shelving complete this room.

DINING ROOM/BEDROOM 4

3.43 x 3.39 (11'3" x 11'1")

Located off the lounge is a further hallway providing access to two further rooms. The dining room which could be used as a fourth bedroom is located to the front elevation and benefits from sliding patio doors opening out to the gardens. Carpet.

BEDROOM 3

3.63 x 2.65 (11'10" x 8'8")

The third bedroom located to the rear is a double room and benefits from built in wardrobes located behind sliding doors. Fitted furniture provides good storage and drawers. Carpet.

BEDROOM 2

3.33 x 3.00 (10'11" x 9'10")

Located off the entrance hallway is the second bedroom. This room is located to the rear and benefits from fitted wardrobes providing good storage. A hatch provides access to the partially floored loft space. Carpet.

BEDROOM 1

3.60 x 2.94 (11'9" x 9'7")

The master bedroom is a double room located to the front



elevation enjoying open views to the fields and hills beyond. This room which is laid with carpet, benefits from built in wardrobes located behind mirrored front doors providing hanging rails and shelving. Fitted drawers and bedside tables provide further storage.

HEATING

Oil fired central heating.

GLAZING

Fully double glazed.

PARKING

Ample off road parking for a number of cars.

GARAGE

Large detached garage with block built shed to the rear.

COUNCIL TAX BAND

Band E.

EPC BAND

Band D65

SERVICES

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

EXTRAS INCLUDED

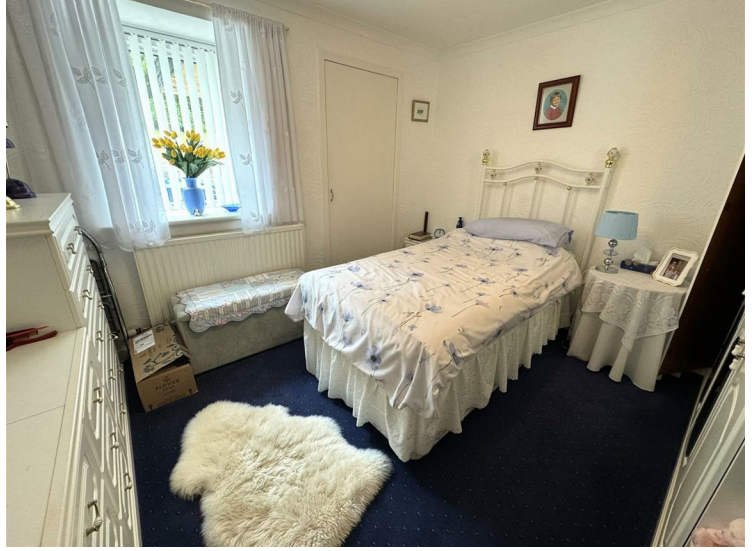
All fitted carpets, curtains (with the exception of those in the lounge), blinds, washing machine, electric cooker and extractor hood above.

VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay Property department (01463) 251200.

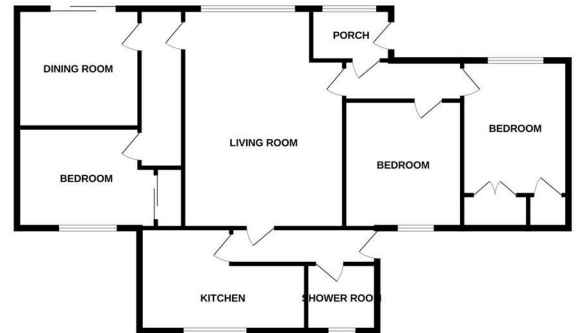
DIRECTIONS

From Inverness head West, taking the B865 and A82 to the A862. Proceed for 8.5 miles, turn left, and after half a mile, turn right onto Cabrich. In a further 0.8 miles, turn left and The Pines is located on the left hand side.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of works, materials, finishes and any other matter are approximate and are not intended to be relied upon as such for any contractual purposes. The purchaser, licensee and assignee shall remain liable for their own measurements and any other matters.

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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