



Innes & Mackay

**60 Aird Road,
Beauly, IV4 7ER**

- SEMI DETACHED VILLA
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINING AREA
- SPACIOUS KITCHEN
- IDEAL STARTER HOME
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED

**OFFERS OVER
£155,000**



DESCRIPTION

Ideally located within walking distance of Beaulieu town centre and its amenities, viewing comes recommended for this immaculate, two bed semi detached villa offering well proportioned accommodation throughout and would make an ideal home for the first time buyer. The property which benefits from enclosed gardens to the front and rear, has a modern kitchen and bathroom together with oil central heating and is fully double glazed.

GARDENS

Wooden gate opens into the front garden which has a paved pathway leading to the front door and round to the side. The gardens to the front are laid to gravel and benefit from large mature hedging providing a degree of privacy from next door. The gate to the side of the property opens round to the rear garden which is laid to grass and enclosed with wooden slatted fencing. A paved pathway with a deep border to the side, leads to the timber shed which provides external storage.

LOCATION

The property is located in the thriving town of Beaulieu which has a lovely range of shops and services including two small supermarkets (the larger of which is within walking distance), a delicatessen, butcher, baker, chemist, post office, filling station, two medical practices, and a good range of bars, hotels and restaurants. Beaulieu enjoys easy access to both Inverness and Dingwall and has bus and train services (station is also within walking distance) running to the Highland Capital which is approximately 12 miles away. Primary schooling is located in Beaulieu while older children attend Charleston Academy in Inverness, to which there is a bus service.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule which has a window to the front and door opening through to the hallway.



HALLWAY

The hallway, laid with real wood flooring, provides access to the lounge, kitchen and via stairs to the first floor landing.

LOUNGE/DINING

5.84m x 3.37m (19'1" x 11'0")

The lounge with space at the rear for dining, is a bright and airy room by virtue of the windows to both the front and back, providing a flood of natural light. Laid with real wood flooring, the lounge area benefits from a cast iron open fire set on a Caithness Slate hearth with solid wood surround providing a pleasing focal point.

KITCHEN

3.46m x 3.02m (11'4" x 9'10")

The kitchen is fitted with ample 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 stainless steel sink with drainer to the side and a Induction hob with electric oven under and extractor hood above. There is a washing machine, integrated dishwasher (never been used) and fridge freezer. An under stair cupboard houses the central heating combi boiler together with providing limited storage. Door to the side, window to the rear and floor tiles complete the kitchen.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing which has a window to the side providing a flood of natural light. Access is provided to the two bedrooms and bathroom. Hatch opens into the unfloored loft space and there is a built in shelved cupboard providing storage.

BEDROOM 1

4.54m x 2.81m (14'10" x 9'2")

Bedroom one is a generous sized room with a window to the front overlooking the fields and hills beyond. Laid with carpet, this room benefits from a large walk in cupboard.



BEDROOM 2

2.92m x 2.91m (9'6" x 9'6")

The second bedroom located to the rear, also laid with carpet, benefits from fitted wardrobes providing hanging rails and storage.

BATHROOM

2.29m x 1.87m (7'6" x 6'1")

The bathroom is furnished with a white suite comprising a dual flush WC, wash hand basin and bath with mains shower over and screen to the side. With attractive tiling above the bath, this room has a bevelled window to the rear, tiled floor and a wall mounted medicine cabinet.

HEATING

Oil fired central heating via a combi boiler located in the under stair cupboard located in the kitchen.

GLAZING

The property is fully double glazed.

PARKING

There is no parking available with this property, only shared in the public car park.

COUNCIL TAX

Band A but this may be subject to change with new ownership.

EPC

Band D60

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, TV in the dining area, washing machine, fridge freezer, integrated dishwasher, Induction hob, oven and cooker hood. Garden shed.

SERVICES

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

VIEWING ARRANGEMENTS

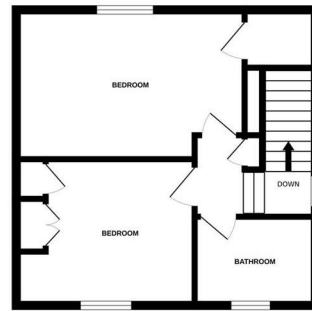
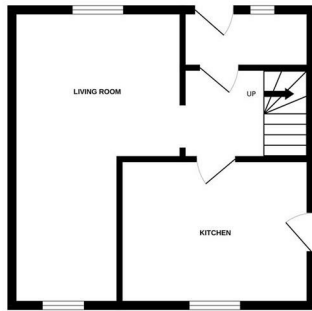
Viewing is strictly through Innes and Mackay Property department (01463) 251200.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler 12/2014

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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