

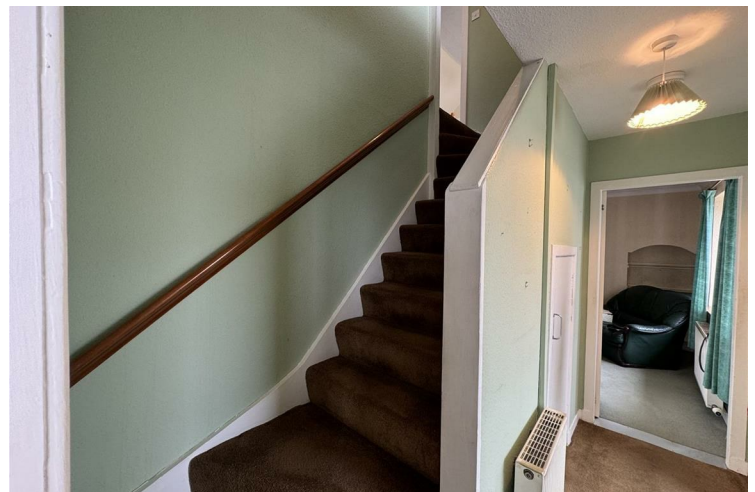


Innes & Mackay

**TIGH SAIR, CHARLESTON,  
NORTH KESSOCK, IV1 3YA**

- DETACHED EXTENDED THREE BED COTTAGE
- OPEN VIEWS TO THE BEAULY FIRTH
- LARGE GARDEN GROUNDS TO THE FRONT
- ELEVATED REAR GARDEN
- OIL CENTRAL HEATING
- DOUBLE GLAZED

**Offers Over  
£270,000**





## DESCRIPTION

Located in the sought after, popular area of North Kessock and overlooking the Beaully Firth, this detached three bed house offers anyone looking for a property on the waters edge yet close to the city of Inverness. With ample storage and well-proportioned rooms, the property benefits from double glazing, oil heating and lovely views over the Beaully Firth and beyond. This property would suit anyone looking for a family home with the addition of a large garden to the front which is located across the road, together with an elevated garden to the rear.

## LOCATION

Facilities in the village of North Kessock include a general store which caters adequately for daily requirements, hotel/restaurant, tea room and doctors surgery. The area is a highly popular tourist destination with a host of excellent outdoor facilities available on your doorstep. Primary education is also provided in the village with secondary education provided at the highly acclaimed Fortrose Academy. A regular bus service to and from Inverness City is routed close by. Inverness City, the main business and commercial centre in the Highlands, is a short commute away and offers extensive shopping leisure and entertainment facilities along with excellent road, rail, and air links to the South and beyond.

## GARDENS

The gardens to the front which include the grassed area across the road, are low maintenance and laid primarily to grass at the rear extending up the hill which incorporates the most beautiful views. There are a selection of mature shrubs and trees and a low rise block built wall with paved patio area provides a pleasing area to entertain.

## ENTRANCE HALLWAY

Front door opens into the entrance hallway which has a window to the front and access to the lounge, bedroom and via stairs to the first floor landing. An understair cupboard provides good storage.

## LOUNGE/DINING

6.24m x 4.54 at widest point (20'5" x 14'10" at widest point )

The lounge located to the front elevation is laid with carpet and benefits from an open fire with stone surround, providing a pleasing focal point. To the rear of the lounge is a spacious dining area with a window out to the garden and door leading through to the rear hall. A recessed archway provides good storage.

## REAR HALL

From here, access is gained to the kitchen, WC and via a door out to the rear garden. Tiled flooring gives a pleasing finish to this area.



## CLOAKROOM

2.04m x 1.22m ( 6'8" x 4'0" )

This room is furnished with a wash hand basin and WC. Window to the rear and floor tiles complete the cloakroom.

## KITCHEN

3.90m x 3.62m (12'9" x 11'10")

The spacious kitchen is a bright room fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the stainless steel sink with drainer to the side and inset in the work counter is the electric hob with oven under (currently not working) and extractor hood above. There is plumbing for a washing machine and the central heating boiler is also located here. With ample room for dining, the kitchen is laid with floor tiles and has tiling above the work counter giving a pleasing finish.

## BEDROOM 1

4.49m x 2.87m (14'8" x 9'4")

The downstairs bedroom is a double room with window to the front from which open views can be enjoyed out to the Beaulieu Firth. Carpet.

## FIRST FLOOR LANDING

Carpeted stairs lead to the first floor landing where two further bedrooms and the bathroom are located off.



## BEDROOM 2

5.15m x 3.05 (16'10" x 10'0")

The second bedroom is a double room with window to the front, taking in open views to the Firth. This room benefits from a built in cupboard along with a further single built in cupboard which houses the water tank. Carpet.

## BATHROOM

3.05m x 1.72m (10'0" x 5'7")

The bathroom located to the rear elevation is furnished with a three piece suite comprising a WC, wash hand basin and bath with electric shower over and curtain to the side. Tiling above the bath, vinyl flooring and patterned window to the rear completes this room.

## BEDROOM 3

3.97m x 3.31m (13'0" x 10'10")

The third bedroom is a good sized room and enjoys pleasing views out to the Beaulieu Firth and beyond. Good storage is provided by built in double wardrobes and access is gained through to the snug/study. Carpet.

## SNUG/STUDY

3.05m x 1.27m (10'0" x 4'1")

Located off the bedroom is this useful room ideal for a small snug or study. Carpet.

## HEATING

Oil fired central heating.





## GLAZING

Fully double glazed.

## PARKING/GARAGE

There is off road parking to the side of the property on the tarmac driveway which leads to the large single garage.

## COUNCIL TAX

Band E

## EPC

Band F27

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, hob, and cooker hood.

Washing machine.

## SERVICES

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

## VIEWING ARRANGEMENTS

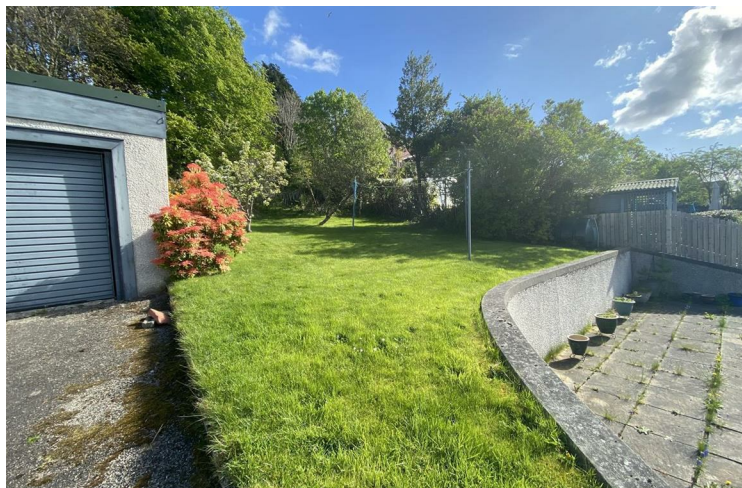
Viewing is strictly through Innes and Mackay (01463 251200)











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

Kintail House  
Beechwood Business Park  
Inverness  
IV2 3BW

01463 251 200  
property@innesmackay.com  
www.innesmackay.com



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