



Innes & Mackay

## 23 MACCOLL ROAD, CANNICH, BEAULY, IV4

- SEMI-DETACHED TRADITIONAL THREE BEDROOM VILLA SURROUNDED BY STUNNING COUNTRYSIDE
- LOCATED WITHIN WALKING DISTANCE OF PRIMARY SCHOOL, NURSERY, PLAYPARK, VILLAGE STORE AND BAR/CAFE
- BRIGHT AND WELL-PROPORTIONED ACCOMMODATION
- GENEROUS ENCLOSED SOUTH FACING REAR GARDEN
- PLENTIFUL OFF-STREET PARKING
- SINGLE TERRACED GARAGE NEARBY
- WALK-THROUGH VIDEO AVAILABLE

**OFFERS OVER  
£178,000**





## PROPERTY DESCRIPTION

This traditionally constructed three-bedroom semi-detached villa is located in the picturesque village of Cannich, just a short walk from local amenities and within easy commuting distance of Inverness City. Offering generously proportioned accommodation, the property presents an ideal opportunity for those seeking a peaceful village lifestyle while remaining within communicating distance of city conveniences. Viewing is highly recommended to fully appreciate the tranquil setting and potential this home has to offer.

## LOCATION

The village of Cannich is situated on the edge of stunning Glen Affric Nature Reserve. There are a host of outdoor pursuits available locally including hill walking, mountain biking, stalking, horse and pony trekking/trail riding, excellent trout and salmon fishing and bird watching. Services nearby include a village store and bar/cafe. Nursery and Primary schooling is available in Cannich, with secondary schooling at Glenurquhart High School in Drumnadrochit. The nearby village of Beauly and Drumnadrochit offers a

wide range of additional facilities including supermarket, bank, chemist and small selection of retail outlets. Drumnadrochit is a highly popular tourist destination with a good range of attractions available on your doorstep including The Caledonian Canal, Urquhart Castle and Loch Ness. Inverness is approximately 25 miles away and a regular bus service from Cannich is in operation. Inverness offers an extensive choice of shopping, leisure and recreational activities, with excellent road, rail and air links with the south.

## GARDENS

The gardens to the front and side are laid with gravel for ease of maintenance. Front and side gardens offer plenty of off-street parking. The south facing rear garden is laid with lawn and enclosed with a combination of wooden fencing and mature hedging. Accessible via French doors from the lounge, a timber decking area serves as an ideal spot for outdoor entertaining. There are wooden sheds at the bottom of the garden providing external storage.

## HALLWAY

Storm doors open into the vestibule which is laid



with laminate. A glazed door opens into the hallway which is open to the staircase. Access is provided to the lounge, kitchen and vestibule.

## LOUNGE

5.39m x 3.65m (17'8" x 11'11")

The double aspect lounge enjoys a good degree of natural light, with French doors to the rear garden. This room is laid with laminate and benefits from a log burning stove with slate hearth which acts as a pleasing focal point of this bright and airy room.

## KITCHEN

4.07m x 2.26m (13'4" x 7'4")

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, integrated oven with ceramic hob and extractor hood. There is ample space for freestanding appliances including fridge freezer, washing machine and dishwasher. This room is laid with vinyl flooring and has windows to the side and rear elevations.

## VESTIBULE

The vestibule is laid with laminate and benefits from

a deep walk-in utility cupboard with plenty space for a tumble dryer. Access is provided to the side garden/driveway.

## STAIRCASE TO LANDING

The carpeted staircase proceeds to the landing where access is provided to the three bedrooms and shower room. There is a storage cupboard fitted with shelving and housing the water tank. A ceiling hatch provides access to the partially floored loft space.

## BEDROOM 1

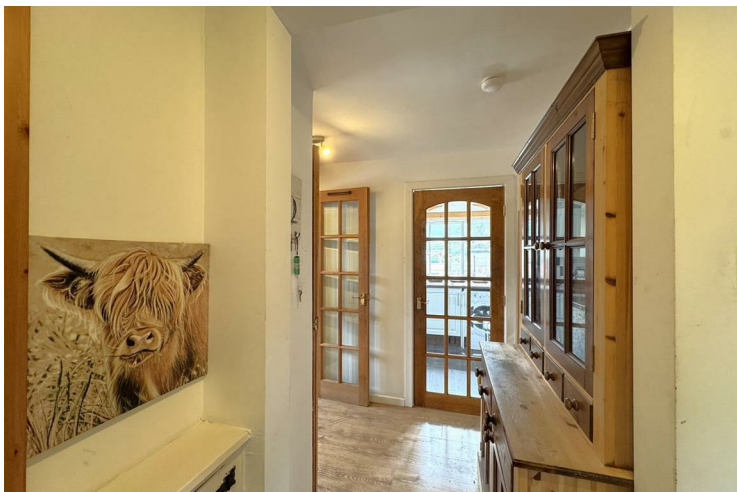
3.65m x 3.61m (11'11" x 11'10")

Located to the front of the property, this double bedroom is laid with carpet and enjoys an open view across to the wooded hillside beyond.

## BEDROOM 2

4.08m x 3.65m widest points (13'4" x 11'11" widest points)

Bedroom two is a good-sized double room, laid with carpet. This bedroom benefits from dual aspect windows to front and side elevations.





### BEDROOM 3

2.71m x 2.55m (8'10" x 8'4")

The third bedroom, is a single room laid with carpet and benefits from a single integral wardrobe.

### SHOWER ROOM

1.97m x 1.63m (6'5" x 5'4")

This room is furnished with a wash hand basin with fitted storage below, WC, shower cubicle with mains shower and heated towel rail. There is a window to the rear elevation and vinly flooring completes this room.

### HEATING

Electric heating and log burning stove

### GLAZING

Double glazing

### PARKING/GARAGE

A gravelled area to the side of the property provides ample off-street parking. The property also benefits from a single terraced garage nearby.

### COUNCIL TAX BAND - C

### EPC BAND - D

### SERVICES

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

### EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and blinds.

### 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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