



Innes & Mackay

**27 Brae Park,  
Munlochy, IV8 8PJ**

- **THREE BEDROOM DETACHED BUNGALOW**
- **LOCATED IN THE SOUGHT AFTER VILLAGE OF MUNLOCHY**
- **SITUATED WITHIN A QUIET CUL-DE-SAC**
- **DETACHED SINGLE GARAGE WITH POWER**
- **OIL CENTRAL HEATING**
- **DOUBLE GLAZING**

**Offers Over  
£280,000**





## PROPERTY DESCRIPTION

Located in the sought-after village of Munlochy, this spacious bungalow enjoys bright and well-proportioned accommodation throughout comprising lounge, kitchen, three bedrooms, wet room and utility room. Situated on a large corner plot within a quiet cul-de-sac, this home would be ideal for a growing family or retirement property. Viewing is highly recommended to fully appreciate the potential this home has to offer.

## LOCATION

The village of Munlochy offers a good range of local amenities, including a shop/mini market, hotel with bar and restaurant. Primary schooling is available within the village with secondary at nearby Fortrose Academy. Inverness is located a short distance away, with regular bus service to the city.

## GARDEN

The front garden is primarily laid to lawn with paved pathway leading to the front door. To the side is a tarmac driveway leading to the detached single garage, offering ample space for parking. The rear garden, predominantly laid to lawn, is surrounded by a gravel border with an array of mature trees and shrubs. A pleasing feature is the paved patio area, ideal for outdoor entertaining.

## ENTRANCE HALL

Front door opens to the hallway, providing access to the

lounge, kitchen, three bedrooms and wet room. There are two storage cupboards, one of which houses the hot water tank and boiler. Access is also provided to the loft space via a ceiling hatch.

## LOUNGE

4.78 x 3.80 (15'8" x 12'5")

The well-proportioned lounge enjoys a generous degree of natural light courtesy of a large window to the front elevation. A pleasing feature of this room is the oil fired stove with marble hearth and surround. Carpet completes this room.

## KITCHEN/DINER

4.71 x 2.91 (15'5" x 9'6")

The kitchen is fitted with wood fronted floor based units and wall mounted cupboards all providing good storage and working areas. There is a 1 1/2 bowl sink with drainer located below the window to the rear elevation, electric hob with oven under and extractor hood over and space for appliances. Vinyl flooring, tiling between the units and glazed door leading to the utility room complete this room.

## UTILITY ROOM

2.00 x 1.89 (6'6" x 6'2")

The utility room is laid with vinyl and fitted with floor based units with worktop. Access is provided to the rear garden.



## BEDROOM 1

3.56 x 2.81 (11'8" x 9'2")

Bedroom one, located to the rear, is a large double room which benefits from a double integral wardrobe with mirrored sliding doors. Carpet completes this room.

## BEDROOM 2

3.00 x 2.88 (9'10" x 9'5")

The second bedroom, located to the front of the property, is a double room also benefitting from integral wardrobes with mirrored sliding doors. Carpet.

## BEDROOM 3

2.89 x 2.10 (9'5" x 6'10")

Bedroom three, laid with carpet, has a window to the rear and storage cupboard with hanging rail and shelf.

## WET ROOM

2.46 x 2.07 (8'0" x 6'9")

The wet room is furnished with a WC, wash hand basin and mains shower with half height shower door and shower curtain surrounding. Wet wall and tiling, window to the side and extractor fan complete this room.

## HEATING

Oil fired central heating.

## GLAZING

Double glazing.

## PARKING

Off-street driveway parking. Detached single garage.

## SERVICES

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

## COUNCIL TAX BAND - E

## EPC BAND - D

## EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings.

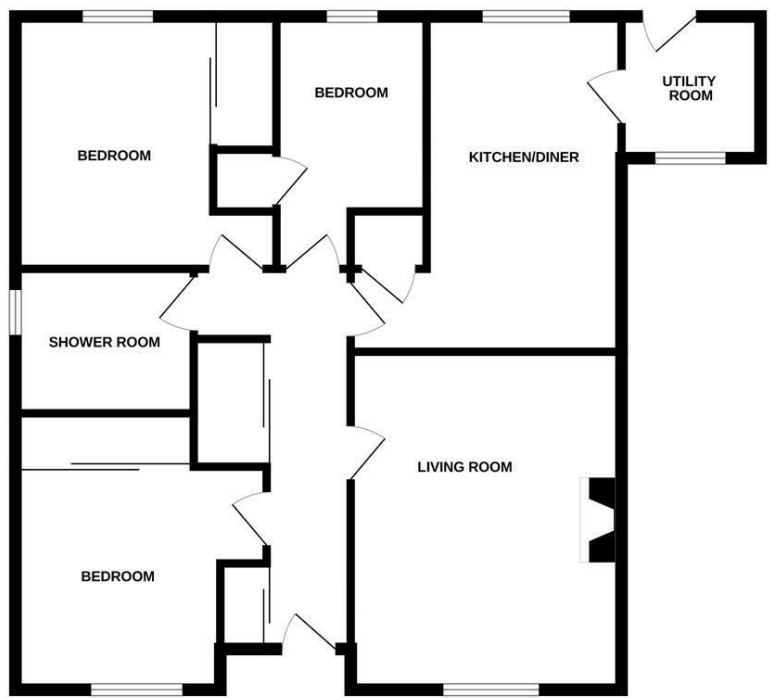
## VIEWING ARRANGEMENTS

By appointment only through Innes and Mackay on 01463 251200.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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