



Innes & Mackay

**17 THE GLEBE,
KILTARLITY, BEAULY, IV4 7BF**

- DETACHED TWO BEDROOM BUNGALOW
- SOLID WOOD FLOORING THROUGHOUT
- QUALITY OAK DOORS AND FINISHINGS
- OPEN PLAN LOUNGE/KITCHEN/DINING
- VAULTED CEILING
- AIR SOURCED HEAT PUMP
- AMPLE OFF ROAD PARKING
- IDEAL FIRST TIME BUY

**Offers Over
£240,000**



DESCRIPTION

Located on a modern development in the popular village of Kiltarlity, close to local amenities, this desirable detached bungalow has been tastefully decorated throughout in neutral tones and would be ideal for a variety of buyers including first time purchasers or a retired couple. Boasting well proportioned living accommodation, underfloor heating, two double bedrooms (master en-suite) and open views to the rear, viewing comes highly recommended.

LOCATION

Kiltarlity is a quiet and popular village with local amenities including a primary school, coffee shop and village store. Further amenities can be found 2.5 miles away at the neighbouring village of Beaully and a full host of amenities can be enjoyed at the city of Inverness which is approximately 12 miles from Kiltarlity. Lovely walks can be enjoyed through the Belladrum Estate along with walks along the River Beaully close by.

GARDENS

The gardens to the front are laid to grass and a gravelled driveway provides ample off road parking for a couple of vehicles. To the side, a wooden gate opens through to the rear garden which is again laid to gravel for ease of maintenance. The gardens are enclosed with wooden picket fencing and there is a spacious decking area from which to enjoy the sun and open views. Outside tap.

HALLWAY

Part glazed door opens into the spacious hallway from which the lounge, bathroom and two bedrooms can be accessed. A shelved cupboard provides good storage and a hatch opens into the unfloored loft space which is fully insulated. Real wood flooring gives this area a pleasing finish.

OPEN PLAN LOUNGE/KITCHEN

10.67m x 4.68m (35'0" x 15'4")

The lounge is a good sized room located to the front elevation and leads through to the bright and airy kitchen/diner. The kitchen is fitted with a good range of white gloss floor based units and wall mounted cupboards all providing good storage and working areas. With a vaulted ceiling and two Velux windows allowing a flood of natural light, this kitchen has an integrated dishwasher, fridge freezer, electric hob, extractor hood and built in oven with microwave above. To the rear, with space for dining, French doors open out to the decking.

UTILITY ROOM

2.43m x 2.02m (7'11" x 6'7")

The utility room is fitted with floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink and located below is the integrated washing machine and



tumble dryer. A built in cupboard houses the water tank whilst also providing storage. Part glazed door opens out to the rear garden.

BEDROOM 1 & EN-SUITE SHOWER

3.92m x 3.37m (12'10" x 11'0")

Bedroom one is a double room located to the rear elevation and benefits from built in wardrobes providing hanging rails and storage. Laid with real wood flooring, this room has a door leading through to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.08m x 1.85m (6'9" x 6'0")

The en-suite is fitted with a dual flush WC, wash hand basin and shower cubicle housing a mains shower finished with wet wall giving a pleasing finish. Window to the side, extractor fan and wall mounted mirror fronted medicine cabinet completes this room.

BEDROOM 2

3.29m x 2.98m (10'9" x 9'9")

The second bedroom is a double room located to the front elevation and benefits from a built in double wardrobe located behind sliding doors.

BATHROOM

2.75m x 2.02m (9'0" x 6'7")

The bathroom is furnished with a dual flush WC, wash

hand basin with tiling and mirror above together with a bath with mains shower over and screen to the side. Attractive wet wall above the bath and basin gives a pleasing finish to this room. Light tunnel provides a natural source of daylight. Extractor fan completes this room.

HEATING

Air sourced heat pump providing underfloor heating.

GLAZING

Fully double glazed.

PARKING

There is ample parking to the front for a number of cars on the gravelled driveway.

SHED

2.79m x 1.80m (9'1" x 5'10")

To the side of the kitchen is a block built storage shed which has power and light and door leading to the front.

COUNCIL TAX BAND

Band D

EPC

Band C76.

EXTRAS INCLUDED

All curtains, blinds, integrated fridge freezer, washing



machine, tumble dryer, dishwasher, hob, oven, microwave and extractor hood.

SERVICES

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

VIEWING ARRANGEMENTS

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





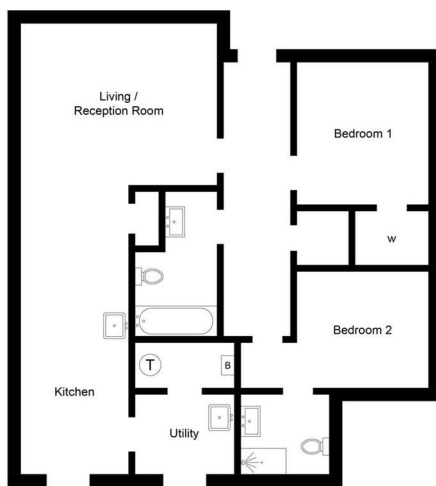


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181500)

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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