



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**39 Balgate Mill, Kiltarlity, Beauly, IV4 7GL**

**Fixed price £199,000**

Bright and spacious Scandinavian style 3 bedroom semi-detached home providing generous open plan living accommodation with a wood burning stove, situated in a small development in a semi-rural setting in the sought after and peaceful village of Kiltarlity.

The home was built by William Gray Homes in 2017 to an extremely high standard with quality fittings and fixtures throughout. The property has been decorated in neutral tones and new carpets have been fitted.

There is block paving off street parking to the front of the property and an enclosed garden to the rear.

The Highland Village of Kiltarlity has a Post Office, coffee shop and village store. It also has an active village hall.

The primary school is within walking distance and secondary schooling is provided at Charleston Academy, Inverness.

A wider range of shops, hotels, bank, petrol station and railway station can be found approximately four miles away in the beautiful town of Beaulieu.

The City of Inverness is approximately twelve miles away and offers a full range of business and leisure facilities.

Viewing highly recommended.

## Rooms

### Entrance hallway

10'5" x 4'5" x 7'5" x 3'6" (3.19m x 1.36m x 2.27m x 1.07m)

Doors to bedroom, bathroom, utility cupboard and open plan area. Walk-in storage cupboard with coat hooks. Spotlights. Laminate flooring.

### Utility cupboard

4'7" x 2'1" (1.42m x 0.64m)

Plumbed for washing machine. Storage shelf. Vinyl flooring.

### Bathroom

8'5" x 6'0" (2.59m x 1.85m)

Window to front. White WC and pedestal wash hand basin. Bath with mains shower above. Shower screen. Tiling to walls. Extractor. Spotlights. Vinyl flooring.

### Bedroom 1

9'8" x 12'8" (2.97m x 3.88m)

Window to rear. T.V. point. Tel. point. Smoke alarm. Carpet.

### Open plan kitchen/dining room/lounge

21'7" x 16'6" (6.59m x 5.05m)

Kitchen area

Window to front. Modern fully fitted kitchen with worktop and tiled splash back. 1 ½ bowl stainless steel sink with right hand drainer. Integrated Bosch ceramic hob, electric oven,

extractor, dishwasher and fridge/freezer. Ceiling extractor. Strip light. Smoke alarm. Carbon monoxide alarm. Vinyl flooring.

Dining room/lounge

Full height windows and door opening onto the patio area to the rear. Multi-fuel burner. Spotlights. Smoke alarm. Laminate flooring. Staircase to first floor.

### First floor landing

6'10" x 8'10" x 3'6" (2.09m x 2.71m x 1.08m)

Doors to two bedrooms and cloak room. Storage cupboard housing the water tank. Hatch to roof space. Carpet.

### Cloak room

5'8" x 5'2" at widest point (1.75m x 1.58m at widest point)

Velux window to rear. White WC and wash hand basin. Mirror. Shaver socket. Extractor. Vinyl flooring.

### Bedroom 2

9'9" x 17'6" at widest point (2.98m x 5.34m at widest point)

Velux window to front. Built-in wardrobe. T.V. point. Carpet

### Bedroom 3

11'8" x 7'8" (3.58m x 2.36m)

Velux windows to front and rear. Built-in wardrobe. T.V. point. Carpet.

### Outbuildings

Wood store

### Garden ground

The front garden has block paving off street parking for two cars and a paved path leading to the front door and a paved path leading to the gate at the rear.

The enclosed rear garden has been laid to lawn with a patio area.

### Extras

All fitted floor coverings are included in the sale price.

### Heating and glazing

Air to water heat pump system.

Double glazing.

### Services

Mains electricity, water and drainage.

### EPC Rating C

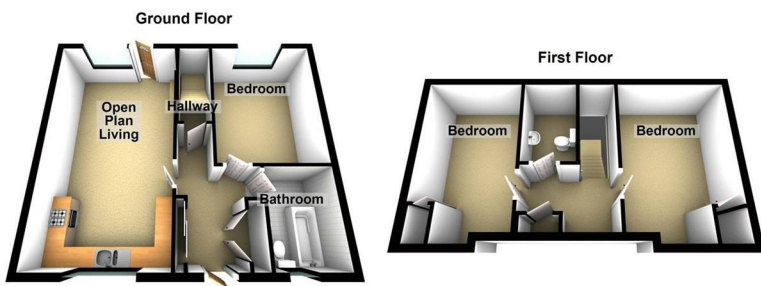
### Council Tax Band D







### Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			92
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

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