

5 Braeview Park  
Beauly, Inverness, IV4 7ED

Offers Over £385,000







## Overview

- Stylish and spacious detached family home
- Flexible living accommodation, ideal for young families
- Lounge, modern open plan kitchen/dining/family room, utility, WC
- 5 bedrooms, principal with dressing area and ensuite, bathroom
- Large rear garden, integral garage, driveway
- EPC Band E



## Description

Situated in a quiet cul-de-sac within the picturesque village of Beaulieu, this spacious 5 bed family home is well presented and will appeal to young professionals and families alike. The substantial double aspect lounge has a feature exposed brick wall and wood burning stove, but the heart of the home is the open plan kitchen/dining/family room. The sleek kitchen has integrated appliances including an induction hob, extractor, oven, combi-microwave oven, warming drawer, fridge/freezer, dishwasher and wine cooler. There is ample space to accommodate a large dining table and 6 chairs, with a breakfast bar for more informal dining. Patio doors lead to the conservatory to the rear, which is ideal to sit and enjoy the garden. The formal dining room is currently used as a gym, but could alternatively be a 5th bedroom or family room. A useful utility and contemporary WC complete the accommodation on the ground floor. Upstairs are 4 well appointed bedrooms and the family bathroom. All the bedrooms benefit from fitted storage, with the principal offering a dressing area and large ensuite shower room. The loft is partially floored, with a Ramsay ladder and light and one side of it has been lined, decorated, and is utilised as a study. There is double glazing throughout and LPG gas central heating. The large, level rear garden is fully enclosed and mostly laid to lawn, so is ideal for children to play. There is a patio area and useful timber shed. There is a drive to the front and side of the property for three vehicles. Overall, this is a fantastic family home for those looking for a spacious and attractive property in a sought after location.





## Room Dimensions

Lounge	(24' 8" x 13' 3") or (7.51m x 4.03m)
Kitchen / Diner	(11' 9" x 26' 8") or (3.57m x 8.14m)
Conservatory	(15' 0" x 12' 2") or (4.57m x 3.72m)
Utility Room	(11' 11" x 7' 10") or (3.63m x 2.39m)
WC	(3' 7" x 4' 8") or (1.10m x 1.42m)
Gym/Bedroom 5	(11' 0" x 17' 11") or (3.36m x 5.47m)
Principal Bedroom	(11' 9" x 14' 4") or (3.58m x 4.38m)
Principal Bedroom En Suite	(8' 5" x 8' 3") or (2.57m x 2.52m)
Principal Bed Dressing Room	(11' 8" x 5' 11") or (3.56m x 1.80m)
Bedroom 2	(14' 1" x 8' 4") or (4.30m x 2.55m)
Bedroom 3	(10' 10" x 9' 2") or (3.29m x 2.79m)
Bedroom 4	(12' 9" x 8' 4") or (3.88m x 2.53m)
Bathroom	(8' 4" x 7' 11") or (2.53m x 2.42m)







#### Floor Area

193m<sup>2</sup>

#### Services

Mains electricity, water and drainage. LPG tank. Satellite, Telephone and Broadband.

#### Extras

All fitted floor coverings, fixtures and fittings, including light fittings with the exception of bedroom 2. Curtain poles and window blinds. Integrated appliances including the induction hob, extractor, oven, combi-microwave oven, warming drawer, fridge/freezer, dishwasher and wine cooler. Shed. Additional items are available by separate negotiation.

#### Council Tax

Band F

#### Tenure

Freehold

#### Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.



**Tel: 01463 233218**

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