

Eastlea, East End

Beauly, IV4 7DF

Offers Over £255,000





Overview

- Spacious 3 bedroom detached villa
- Situated in heart of sought after village
- Lounge/diner, kitchen, 3 bedrooms, wet room, utility, shower room
- Flexible layout throughout
- Off street parking, enclosed gardens
- EPC band E



Description

Fantastic opportunity to purchase a seldom available 3 bedroom detached villa located in the sought after village of Beaulieu. Situated on a corner plot this affordable property has a flexible layout that will appeal to a wide range of purchasers. Downstairs offers a bright lounge/diner, kitchen, double bedroom with wardrobes, wet room and utility. The kitchen has good work top space and storage with an integrated electric hob, double oven and extractor, the fridge/freezer is included in the sale. Off the kitchen is the useful utility which provides access to the rear of the property and houses the washing machine, which is also included in the sale. Upstairs there are a further 2 double bedrooms, both of which benefit from fitted storage and a shower room. There is double glazing and electric storage heating throughout. The property benefits from good storage including a storage cupboard in the utility and hall cupboards upstairs. Outside the garden is fully enclosed with a lawn area, patio and off street parking for one or two cars. This property is full of potential and will appeal to families wanting a home that they can put their own stamp on.



Room Dimensions

Entrance Vestibule	(5' 1" x 3' 9") or (1.54m x 1.15m)
Lounge	(12' 9" x 13' 10") or (3.89m x 4.21m)
Dining Area	(9' 9" x 9' 1") or (2.97m x 2.78m)
Kitchen	(10' 4" x 11' 4") or (3.16m x 3.45m)
Utility Room	(6' 9" x 4' 7") or (2.05m x 1.40m)
Wet Room	(6' 5" x 5' 1") or (1.96m x 1.55m)
Bedroom 3 (downstairs)	(11' 2" x 10' 1") or (3.41m x 3.08m)
Bedroom 1	(14' 0" x 10' 10") or (4.26m x 3.29m)
Bedroom 2	(14' 0" x 10' 1") or (4.26m x 3.07m)
Shower Room	(7' 9" x 5' 7") or (2.36m x 1.71m)





Floor Area

108m2

Services

Mains electricity, water and drainage. Telephone.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated hob, double electric oven and extractor. Fridge/freezer and washing machine.

Council tax

Band E

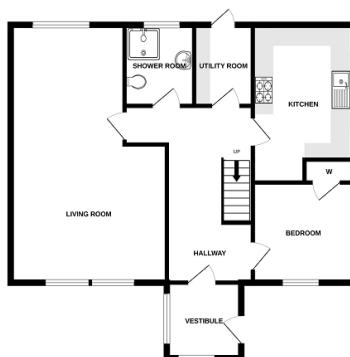
Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Louise on 07796673594 or 01463 233218.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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