

6 Priory Place, Beauly

Beauly, Highland, IV4 7GB



Offers Over £310,000





Overview

- Seldom available 3 bed detached bungalow
- Situated in a quiet cul-de-sac in the heart of Picturesque village
- Perfect family home or retirement property
- Lounge, kitchen/dining room, 3 beds, ensuite, bathroom
- Enclosed rear garden, patio area, driveway, garage
- EPC Band C



Description

Fantastic opportunity to purchase an immaculate detached bungalow in the idyllic and sought after village of Beaulieu. Seldom available, this well-proportioned home is located in a quiet cul-de-sac. Built by Scotia Homes in 2005, this spacious family home would suit a range of potential buyers. The bright lounge has a large window over-looking the front garden and boasts a feature fire place with electric fire. The modern open plan kitchen/dining room has integrated appliances including an electric hob, oven, extractor, fridge/freezer and separate dishwasher which are all included in the sale. The dining area comfortably accommodates a large dining table and six chairs with French doors opening into the rear garden. There are three bedrooms, two with fitted storage and the principal benefiting from an ensuite shower room. The family bathroom with mains shower over the bath completes the accommodation. There is double glazing and oil fired central heating throughout. A large hall cupboard and a partially floored loft with Ramsay ladder provides additional storage. The enclosed rear garden is level, and mostly laid to lawn with a patio area, green house, and garden shed. The driveway provides parking for 2 cars and leads to the integral garage which has power and lights. This lovely property is the ideal purchase for those looking for a quality bungalow in the beautiful village of Beaulieu.



Room Dimensions

Lounge (12' 7" x 15' 5") or (3.83m x 4.69m)

Kitchen / Diner (13' 5" x 19' 6") or (4.09m x 5.95m)

Principal Bedroom (11' 1" x 13' 1") or (3.39m x 3.99m)

Principal Bedroom En Suite (7' 9" x 5' 8") or (2.37m x 1.72m)

Bedroom 2 (11' 4" x 8' 8") or (3.46m x 2.63m)

Bedroom 3 (9' 4" x 7' 11") or (2.85m x 2.41m)

Bathroom (7' 8" x 5' 11") or (2.33m x 1.81m)





Floor Area

92m²

Services

Mains electricity, water and drainage. Oil fired central heating. Telephone.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances including electric hob, oven, extractor and fridge/freezer. Dishwasher. Garden shed and greenhouse.

Maintenance charges

A factoring fee of approximately £26 pcm is payable for maintenance of the communal areas.

Council Tax

Band E

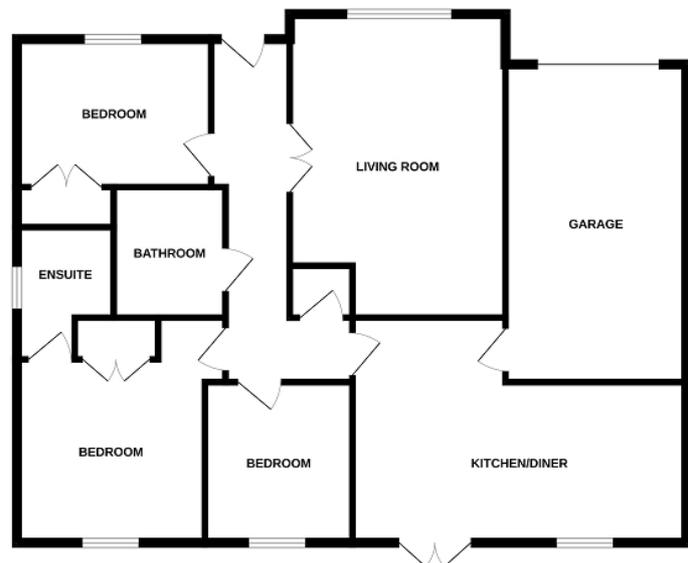
Tenure

Freehold

Entry

Early entry available.

GROUND FLOOR



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