



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Washing machine, microwave, dishwasher, fridge-freezer and single freezer.

Heating

LPG gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

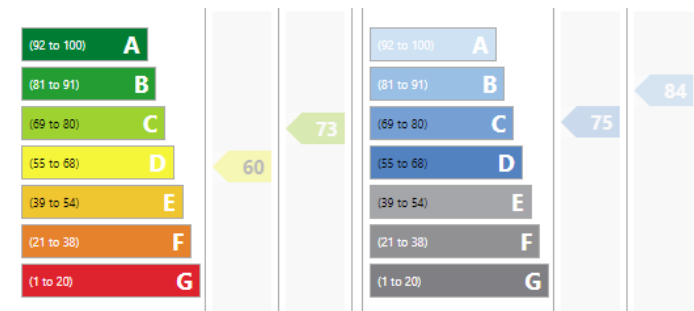
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £285,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



**19 Braeview Park
 Beauly
 IV4 7AD**

A well maintained, detached bungalow with single garage, and garden that is double glazed and has LPG gas central heating.

OFFERS OVER £285,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

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01463 22 51 65

Property Overview

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 2 Bathrooms
- LPG Gas
- Garden
- Garage
- Solar Panels



Kitchen/Diner



Kitchen/Diner



Bedroom One



Shower Room





Lounge



Property Description

Occupying a generous plot in a quiet cul-de-sac, this spacious, three bedroomed detached bungalow located in the sought after village of Beaully would make a comfortable family home and boasts solar panels, a detached garage, garden grounds and a summer house. The property has LPG gas central heating, double glazing, and ample storage provisions throughout, including a partially floored loft, and double cupboards in the vestibule, hallway and kitchen. Spread over one floor, the pleasing accommodation consists of an entrance vestibule, off which can be found a hallway, a double aspect lounge with a feature electric fire within a brick surround, a bathroom and shower room, three bedrooms (two having double fitted wardrobes) and a kitchen/dining room with separate utility room. The open plan layout of this room gives a welcoming feel and forms the heart of the home. It has the advantage of patio doors which give access to the lovely rear garden, and a window to the side elevation, generating plenty of natural light. It comprises wall and base mounted units and worktops, a 1 1/2 sink with drainer and mixer tap, splashbacks, and integrated appliances include a NEFF gas hob with extractor fan over, and an eye-level double oven. Located off the kitchen is the utility room. This room gives access to the side garden and has further wall and base mounted units, a stainless steel sink with drainer and a mixer tap. White goods included in the sale include a washing machine, dishwasher, fridge-freezer, microwave and a small under-counter freezer. The family bathroom has a wash hand basin, a WC and a bath with complimentary tiling, and the shower room, a tiled shower cubicle, a WC and wash hand basin. Externally, the property sits on a sizeable plot with a wrap-around garden, which is a combination of lawn, gravel and patio. There are a number of mature trees and shrubs to the side and rear elevation which provide privacy, and sited here is a garden shed and greenhouse. The front garden is laid to lawn with a colourful flower border, and leads to the driveway and garage which provides off-road parking for a number of vehicles. The garage has an EV charging outlet, power and lighting, as does the summer house. The property backs onto an area of green, and has views towards the neighbouring countryside, making this an idea purchase for those looking for a quality property in quiet location. Beaully itself boasts a charming village centre offering a good range of amenities including shops, hotels, a Post Office within a filling station and a delicatessen. Primary schooling can be found within walking distance and secondary schooling can be found in Inverness approx. 13 miles away. There is a regular bus service to and from Inverness City Centre and Beaully also boasts a train station.

Rooms & Dimensions

- Entrance Vestibule
Approx 1.13m x 1.65m
 - Entrance Hall
 - Lounge
Approx 5.30m x 4.15m
 - Shower Room
Approx 2.77m x 1.21m
 - Kitchen/Diner
Approx 3.93m x 5.30m
 - Utility Room
Approx 1.55m x 2.04m
 - Bathroom
Approx 1.80m x 2.57m
 - Rear Hall
 - Bedroom Three
Approx 2.87m x 2.58m
 - Bedroom Two
Approx 3.58m x 2.78m
 - Bedroom One
Approx 3.78m x 3.47m*
 - Garage
Approx 3.39m x 6.74m
- (*At widest point)



Bathroom



Bedroom Three

