

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. White goods, shed and log store.

Heating

Electric Heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

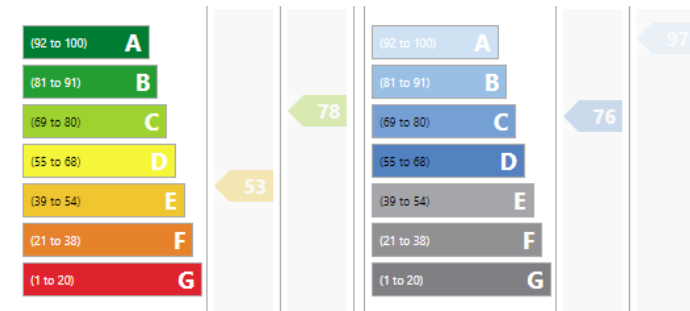
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £190,000
 A full Home Report is available via Munro & Noble website.



**2 The Old Telephone Exchange
 Drumchardine, Kirkhill
 IV5 7PX**

An appealing, two bedroomed, semi-detached bungalow with off-street parking, that is fully double glazed, has electric heating, and front and rear gardens.

OFFERS OVER £188,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Semi-Detached Bungalow
- 2 Bedrooms
- 1 Reception
- 1 Wet Room
- Electric
- Sun Lounge
- Garden
- Driveway

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.



Lounge/Diner

Property Description

This immaculate, two bedroomed bungalow with sun lounge is located in the quiet hamlet of Drumchardine and will suit a variety of potential purchasers including those looking to downsize, and the young and elderly alike. The property offers well proportioned accommodation that is spread over one floor and benefits from newly fitted double glazed windows, ample storage provisions and electric heating. The property also benefits from an extra security measure, having a front door key that cannot be copied, and replaced by order only. The accommodation within consists of an entrance hall, which has two good sized cupboards and loft access, two bedrooms, with fitted storage facilities, a modern wet room which comprises a WC, a wash hand basin and an electric shower, a cosy front facing lounge/dining room which has an electric, programmable blind with remote control and a wood-burning stove providing a focal point and a fitted kitchen. This room has wall and base mounted units with worktops, a stainless steel sink with drainer and mixer tap, and has an integral fridge-freezer, and an electric hob and oven with extractor fan over. There is a free-standing dishwasher which is included in the sale. Completing the accommodation is a well-placed sun lounge which is accessed from the kitchen and rear garden. This south facing room benefits from the sunshine, and is an ideal room for relaxing and entertaining guests. The attractive garden grounds are of low maintenance, with the front garden being laid to gravel with a timber fence, while a tarmac driveway which provides off-street parking for a number of vehicles. The rear garden is also laid to gravel and is enclosed by timber fencing, ensuring privacy. Sited here is a shed and a log store, both of which are included in the sale. Early viewing of this property is highly recommended to appreciate the accommodation on offer, as well as the peaceful location.

The property is located close to the village of Kirkhill approx. 5 miles from Beaulieu and approx. 7 miles from the Highland Capital of Inverness. Local amenities in Beaulieu include a range of shops and services, two small supermarkets, a delicatessen, a butcher, a baker, a chemist, a post office, a filling station, two medical practices and a bar, hotels and a restaurant. Primary schooling is available at Kirkhill Primary and Secondary schooling is available in Inverness. A more comprehensive range of amenities can be found in Inverness including Eastgate Shopping Centre, a Post Office, bus and train stations, bars, restaurants, High street shops, cinemas, Inverness Leisure & Aquadome and Eden Court Theatre.



Bedroom One



Bedroom Two



Kitchen

Rooms & Dimensions

Entrance Hall

Bedroom Two

Approx 2.98m x 3.17m

Lounge/Diner

Approx 6.49m x 3.79m

Kitchen

Approx 3.16m x 2.99m

Sun Lounge

Approx 2.61m x 3.09m

Wet Room

Approx 2.06m x 1.97m

Bedroom One

Approx 3.29m x 3.25m



Sun Lounge



Wet Room