

Services

Mains water, electricity, and drainage.

Extras

All carpets and fitted floor coverings.

Heating

LPG gas.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

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

Entry

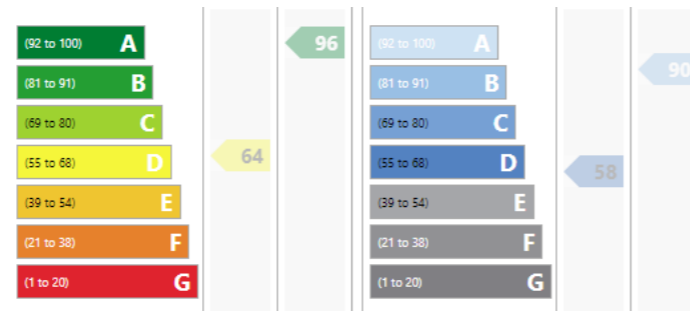
By mutual agreement.

Home Report

Home Report Valuation - £275,000
A full Home Report is available via Munro & Noble website.

Directions

Google co-ordinates: 57°31'56.4"N 4°19'16.0"W



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.



**Broomhill
North Kessock, Inverness
IVI 3XD**

A three bedroomed, detached bungalow with conservatory and gardens which occupies a semi-rural location.

OFFERS OVER £273,000

The Property Shop, 20 Inglis Street, Inverness

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Property Overview

- Detached Bungalow
- 3 Bedrooms
- 2 Receptions
- Study
- 1 Bathroom
- Conservatory
- LPG Gas
- Garden

Kitchen/Breakfast Room



Dining Room



Bedroom One



Bedroom Three





Lounge



Bathroom

Property Description

Nestled in the countryside, and enjoying a peaceful and tranquil location, Broomhill is a deceptively spacious bungalow that will appeal to a variety of potential purchasers, especially families, and has accommodation spread over one floor. Boasting a number of pleasing features including LPG gas heating, double glazed windows, and large garden grounds, viewing is advised to fully appreciate the size of the accommodation within. The bungalow comprises an entrance vestibule and hall, a bright and spacious lounge with a feature open fire, a formal dining room with conservatory off, a kitchen/breakfast room, plus a useful utility room, three double bedrooms, a study and a family bathroom. The kitchen/breakfast room has ample storage provisions, and is fitted with wall and base mounted units with worktops, splashback tiling, a sink with drainer and mixer tap, and integral appliances which include an electric hob with hood over, an eye level oven/grill and a dishwasher. Off the kitchen lies a useful utility room which has plumbing for a washing machine, space for a fridge-freezer and gives access to the rear elevation. The bathroom comprises a WC, a wash hand basin, a corner shower cubicle and bath, both of which have complimentary wet-walling. The property has plenty of storage throughout, with all three bedrooms boasting fitted wardrobes, while the entrance hall has three good sized cupboards.

Outside, the front garden is fully enclosed by hedging and mature trees, giving plenty of privacy. There is a drying area and a gate which gives access to the rear elevation. The rear garden is laid to lawn, with a gravel area providing an abundance of space for off-road parking, whilst being a lovely setting for outdoor entertaining. Local amenities can be found in the nearby village of Munloch which include a village shop, a primary school, a hotel, a Post Office, a doctor's surgery and a bank. Secondary schooling can be found in Fortrose to which a bus service runs. A more comprehensive range of amenities can be found in Inverness City Centre including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & cinemas. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Rooms & Dimensions

Entrance Vestibule
Approx 1.31m x 0.99m

Entrance Hall

Lounge
Approx 4.77m x 4.34m

Dining Room
Approx 3.12m x 3.28m

Conservatory
Approx 2.56m x 2.97m

Kitchen/Breakfast Room
Approx 4.26m x 3.26m

Utility Room
Approx 1.99m x 3.38m

Inner Hall

Bedroom Three
Approx 3.02m x 3.14m

Study
Approx 3.13m x 1.57m

Bedroom One
Approx 3.54m x 3.13m

Bedroom Two
Approx 3.45m x 3.27m

Bathroom
Approx 1.94m x 3.28m



Bedroom Two



Utility Room

