

**Services**

Mains electricity, water and drainage.

**Extras**

All carpets, fitted floor coverings, curtains, blind and white goods. Some items of furniture are available by separate negotiation.

**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 - £180,000  
 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.



**17a Farlie View  
 Beauty  
 IV4 7EZ**

A two bedroomed, semi-detached bungalow that benefits from double glazing, electric heating, solar panels and garden grounds.

**OFFERS OVER £178,000**









The Property Shop, 20 Inglis Street, Inverness

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**Property Overview**

-  Semi-Detached Bungalow
-  1 Bedroom
-  1 Reception
-  1 Bathroom
-  Electric
-  Garden
-  Solar Panels
-  Resident's Parking





Lounge



Kitchen/Diner

### Property Description

Located in the highly desirable village of Beaulieu, 17a Farlie View is a pleasant, semi-detached bungalow that offers comfortable living, and enjoys charming views to the front over the communal courtyard garden and seating area, enhancing its attractive curb appeal. Appealing to a number of purchasers including the elderly alike, or those looking to downsize, the property boasts a quiet, but convenient location as its within walking distance to a number of excellent amenities. Inside, the accommodation comprises an entrance hall (which has two good sized cupboards & loft access) a lounge, a kitchen/diner, two bedrooms, an en-suite shower room, and a separate bathroom which has a WC, a wash hand basin and a bathtub. The front facing lounge is bright and airy, and gives access to the kitchen/diner which has ample space for a large table and chairs, a useful pantry, and French doors which give easy access to the colourful rear garden and outdoor space. It is fitted with wall and base mounted units, a sink with mixer tap and drainer, and an integral induction hob with fan over and an electric oven. The primary bedroom is a spacious double room with a built-in cupboard, and benefits from an en-suite shower room and views to the rear, with the second bedroom lying to the front elevation. Further pleasing features include solar panels, double glazed windows, electric heating and a residents parking space.

Outside, the rear garden has a number of blooming shrubs, is laid to lawn, and is partially enclosed by timber fencing. An outdoor tap adds extra convenience, and to the side elevation lies a shared drying area and bin store. Viewing is recommended to appreciate the peaceful, residential setting, as well as the spacious accommodation within. Beaulieu itself boasts a welcoming 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 the village 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 Beaulieu also boasts a train station.



Bedroom One



Bedroom Two



Bathroom

### Rooms & Dimensions

Entrance Hall

Bedroom Two

Approx 2.46m x 3.02m

Bathroom

Approx 1.87m x 2.48m

Bedroom One

Approx 3.22m x 3.51m\*

En-Suite Shower Room

Approx 2.81m x 1.08m\*

Lounge

Approx 4.35m x 3.39m

Kitchen/Diner

Approx 3.40m x 4.38m

\*At widest point

