

Services

Mains electricity, water, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Air source heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

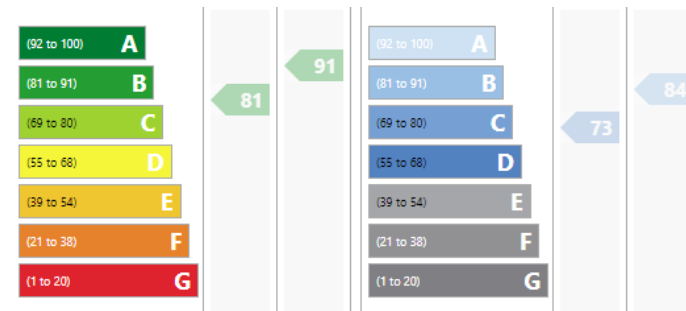
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £340,000
 A full Home Report is available via Munro & Noble website.



**17 Baluachrach
 Culbokie
 IV7 8FP**

An immaculate, three bedroomed detached bungalow in the well sought after village of Culbokie.

OFFERS OVER £338,000









The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

-  Detached Bungalow
-  3 Bedrooms
-  1 Reception
-  2 Bathrooms
-  Air Source
-  Garden
-  Garage
-  Summer House

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.

Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



En-Suite Shower Room





Lounge

Property Description

17 Baluachrach is a three bedroomed detached bungalow with an integral garage that offers contemporary and well proportioned accommodation spread over one floor. The clever use of glazing throughout allows an abundance of natural light, generating a bright and airy environment and the room layout makes the most of the views over the garden. It offers a wealth of features including double glazing, air source heating, ample storage provisions and an integral garage. On entering the property, you are met with a spacious entrance hall that has three storage cupboards and gives access to the loft and all rooms. The front facing lounge is spacious in size, but provides a cosy environment. The stylish bathroom is partially tiled and comprises a WC, a bath with shower over and a wash hand basin within a vanity unit. There are three double bedrooms, all tastefully decorated with neutral décor and two of the bedrooms benefitting from mirrored sliding doors (the principle bedroom also has an en-suite shower room). Completing the accommodation is the stunning kitchen/dining room. This room forms the heart of the home and provides space for a large table and chairs for formal dining, as well as having a breakfast bar for informal dining. It is fitted with sleek wall and base mounted units with worktops, has a 1 ½ stainless steel sink with mixer tap and drainer, and integral appliances consisting of an induction hob with extractor fan over, an eye level electric oven and grill with warming drawer underneath. From here, there is a door leading to the utility room which has wall and base mounted units, a stainless steel sink and space for under counter appliances and there is also access to the garage and rear vestibule.

The front and side garden are laid to lawn with a tarmac driveway that provides off-street parking for a number of vehicles and leads to the single garage which has an electric roller door, power and lighting. The attractive rear garden is enclosed by wooden fencing, providing privacy, is laid to lawn with some raised flower beds and a decking area which is perfectly positioned to soak up the sunshine. Sited here is also the summer house which is included in the sale. Early viewing is highly recommended to appreciate the size of the accommodation on offer as well as the size of the plot it occupies. The property is located in the village of Culbokie that has a range of amenities including a primary school, a general store, post office and a bar/restaurant. Dingwall is approximately 8 miles away, and the property is roughly 12 miles north of the city of Inverness where a larger range of amenities can be found.



Bathroom



Utility Room



Bedroom Two

Rooms & Dimensions

- Entrance Hall
 - Kitchen/Dining Room
Approx 7.49m x 4.16m*
 - Utility Room
Approx 1.80m x 2.96m
 - Bathroom
Approx 2.28m x 2.10m
 - Bedroom One
Approx 3.01m x 3.95m
 - En-Suite Shower Room
Approx 1.49m x 2.78m
 - Bedroom Two
Approx 3.70m x 2.73m
 - Lounge
Approx 4.41m x 5.06m
 - Bedroom Three
Approx 2.99m x 2.68m
 - Garage
Approx 5.52m x 2.93m
- *At widest point

