



Extras

All carpets, fitted floor coverings, and blinds. A washing machine and fridge/freezer.

Heating

Electric combi-boiler.

Glazing

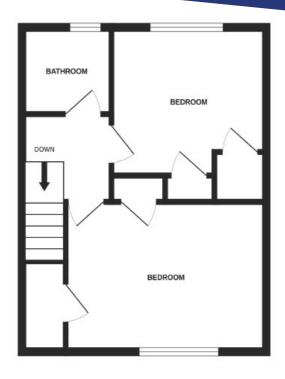
Double glazing throughout.

Mains water, electricity and drainage.

Council Tax Band

Viewing

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



Entry

By mutual agreement.

Home Report

Home Report Valuation - £95,000 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 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.





6 Manse Road Kinlochbervie IV27 4RG

A two bedroomed, semi-detached villa with gardens, off street parking and stunning views.

OFFERS OVER £94,000

 The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

**** 01463 22 55 33

A 01463 22 51 65

Property Overview









Semi-Detached 2 Bedrooms | I Reception | I Bathroom House



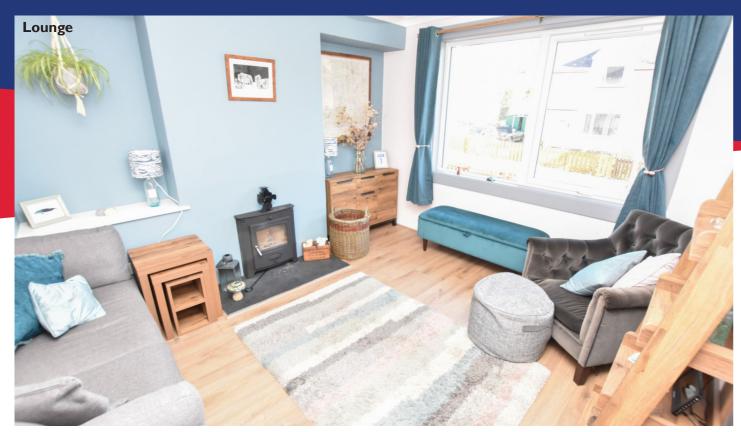




Driveway







Property Description

6 Manse Road is a two bedroomed, semi-detached villa that would suit a variety of potential purchasers including those looking for a property with rental or holiday let potential. The property is fully double glazed, has electric central heating and boasts stunning views over the countryside and beyond. On the ground floor can be found an entrance hall, a spacious lounge which with the clever use of glazing allows an abundance of natural light to flood the room and has a feature multi-fuel stove set on a slate hearth and a kitchen/diner. The modern kitchen/diner comprises wall and base mounted units with worktops and splashback tiling, a stainless steel sink with mixer tap and drainer, an integrated electric oven and hob with extractor hood over and included in the sale is the washing machine and freestanding fridge/freezer. On the first floor can be found a landing with loft access, two double bedrooms, both having fitted wardrobes and a stylish bathroom which is fitted with a three piece suite comprising a WC, a wash hand basin, a bathtub with electric shower over and is completed with complimentary tiling.

Externally, the property has a garden that extends to the front, side and rear elevation. The front and side elevation is of low maintenance being laid to a combination of gravel, with a flower bed, and a gated tarmac driveway providing ample space for off-street parking. The rear elevation is predominantly laid to lawn, with a timber shed, log store and a patio area perfectly positioned to enjoy the sunshine. The village of Kinlochbervie is located in the North West of Scotland, has a small range of amenities including a local store, hotel, a nursery, Primary and Secondary schooling and a village hall. The area is renowned for its natural beauty, and wildlife and has many visitors that enjoy the outdoor pursuits including climbing, hill walking and fishing.







Rooms & Dimensions

Entrance Hall

Lounge

Арргох 3.40m x 3.89m

Kitchen/Diner

Approx 5.32m x 2.40m

Landing

Bedroom One
Approx 4.51m x 2.92m

Bedroom Two
Approx 2.99m x 3.42m

Bathroom
Approx 1.95m x 1.72m



