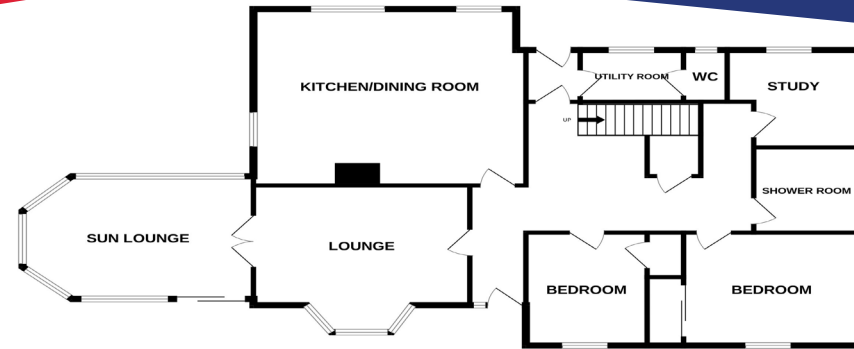
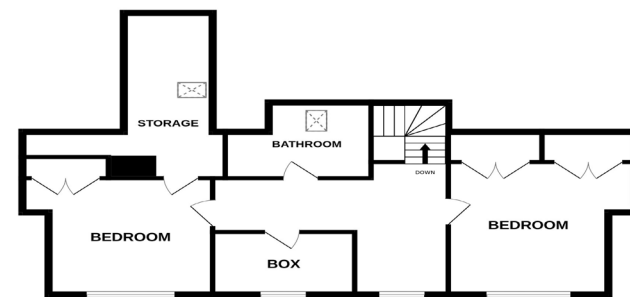




1ST FLOOR



#### Services

Mains electricity, water and drainage.

#### Extras

All fitted floor coverings, curtains and blinds. The dining table and chairs is available under separate negotiation.

#### Heating

Oil fired central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

E

#### Viewing

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

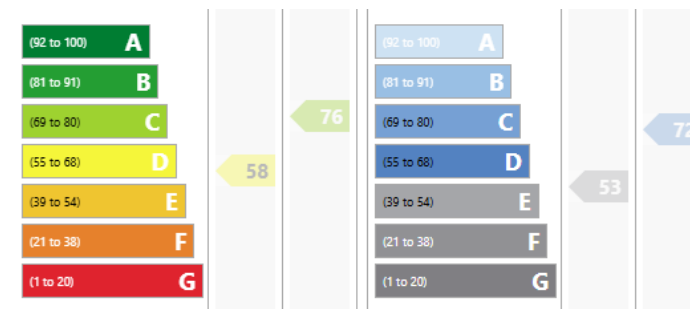
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £470,000

A full Home Report is available via Munro & Noble website.



## Tigh Na Bruach Broallan, Beaulie IV4 7AH

Enjoying a semi-rural location yet within close proximity of the village of Beaulie, this five bedroomed detached villa occupies an elevated plot surrounded by stunning views.

**OFFERS OVER £468,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Detached Villa



5 Bedrooms



1 Reception



Conservatory



2 Bathrooms



Oil



Garden



Agricultural Garage













**Lounge**

**Property Description**  
This impressive, detached villa, offers contemporary and well-proportioned accommodation spread over two floors. 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 stunning surrounding countryside. Offering a wealth of features including five bedrooms, ample storage provisions, oil fired central heating, double glazed windows, off-street parking and a triple garage, viewing is highly recommended to appreciate the size of the accommodation on offer.

On entering the property you are met with a an entrance vestibule, off which can be found a handy utility room with plumbing for a washing machine, a WC, an entrance hall (with a storage cupboard), a sleek and modern kitchen/diner, a generous lounge with feature multi-fuel stove set on a slate hearth, a substantial conservatory, three bedrooms (two of which have fitted wardrobes, with the fourth being utilised as an office) and a shower room. The kitchen/diner forms the heart of the home, is dual aspect and provides ample space for a large table and chairs. It is fitted with wall and base mounted units with worktops and matching island, has a 1 1/2 sink with mixer tap and drainer, a larder cupboard, and the integrated goods include two fridges, a freezer, dishwasher and included in the sale is the Leisure dual fuel range cooker. Upstairs, the landing has an open area perfect for sitting and soaking up the views, a further two double bedrooms with the principle bedroom benefiting from double wardrobes, while the second double room gives access to the loft space (which has power and lighting) Completing the accommodation is the family bathroom comprising a WC, a wash hand basin within a vanity shelf, a bathtub and a shower cubical with mains shower.

Externally, the property sits on an elevated plot, has a polytunnel, a greenhouse, an outbuilding which houses a storage shed, a log store and a potting area.

The property has a gated driveway running along the rear of the property, which has parking for a number of vehicles and leads to the detached large agricultural garage, which has power, lighting, work benches, a workshop area, and pedestrian doors. One side of the garage has an electric door and is fully insulated, and the other side has two manual roller doors.

Broallan is 2 miles away from Beaulieu which boasts a charming village 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.



**Conservatory**



**Shower Room**



**Kitchen/Diner**



**Kitchen/Diner**



**Bathroom**

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.14m x 1.50m

Utility Room  
Approx 1.51m x 1.40m

WC  
Approx 1.49m x 1.00m

Entrance Hall

Kitchen/Diner  
Approx 4.48m x 6.03m

Lounge  
Approx 4.79m x 3.47m

Conservatory  
Approx 5.11m x 3.82m

Bedroom Five  
Approx 2.48m x 3.27m

Bedroom Three  
Approx 3.81m x 3.26m

Shower Room  
Approx 2.78m x 1.82m

Bedroom Four/Study  
Approx 2.45m x 3.47m

Landing

Bedroom One  
Approx 4.08m x 3.80m\*

Laundry Cupboard  
Approx 1.79m x 3.07m

Bedroom Two  
Approx 4.12m x 3.39m

Loft  
Approx 5.32m x 5.00m

Bathroom  
Approx 2.17m x 2.22m

Garage One  
Approx 9.10m x 12.16m

Garage Two  
Approx 17.02m x 9.12m

\*At widest point