



Wind Song , Kirkhill, IV5 7NZ
Offers over £372,000

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CURTIS MCKINNELL
ESTATE AGENTS



Wind Song

Kirkhill, IV5 7NZ

- DETACHED
- LARGE LOUNGE/DINING ROOM
- FAMILY BATHROOM
- DETACHED GARAGE
- UTILITY ROOM
- FOUR BEDROOMS
- BESPOKE KITCHEN
- DOWNSTAIRS SHOWER ROOM
- OIL FIRED CENTRAL HEATING
- SOUGHT AFTER LOCATION

PRICE REDUCED TO OFFERS OVER £372,000 A rare opportunity to purchase a substantial 4 bedroom detached villa located in the popular village of Kirkhill. The property offers many pleasing features including a bespoke fitted kitchen with granite worktops, Belfast sink and a large range oven. The home also features a downstairs shower room, family bathroom with roll top cast iron bath, oil-fired central heating, hardwood double glazed windows and a detached garage. The villa is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for an established family sized property in a village location within easy commuting distance by car to the Highland capital Inverness. Viewing is highly recommended.

Gardens

The front garden is mainly laid to lawn and is enclosed by low level walls with a semi circular "in and out" gravelled driveway providing ample off road parking and access to the detached garage. The rear garden is also mainly laid to lawn and features a paved patio, garden shed and is enclosed by a combination of garden fencing and walls with a gate to the side.



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ACCOMMODATION

ENTRANCE HALL

LOUNGE 29'4" x 19'7" (8.96m x 5.98m)

DINING ROOM 10'7" x 5'7" (3.25m x 1.71m)

KITCHEN 17'9" x 12'8" (5.42m x 3.88m)

UTILITY ROOM 10'5" x 5'11" (3.19m x 1.81m)

DOWNSTAIRS SHOWER ROOM 9'0" x 5'8" (2.76m x 1.73m)

BEDROOM ONE 17'2" x 14'11" (5.25m x 4.56m)

BEDROOM TWO 11'5" x 11'1" (3.50m x 3.38m)

ROOM OFF BEDROOM TWO 11'1" x 11'5" (3.38m x 3.50m)

DOWNSTAIRS BEDROOM THREE 14'1" x 12'3" (4.30m x 3.74m)

BEDROOM FOUR 12'7" x 9'1" (3.86m x 2.78m)

BATHROOM 10'6" x 8'9" (3.22m x 2.69m)



Location

Windsong is located in the popular village of Kirkhill which has a primary school and a bus services to Inverness and Beaulieu. Local amenities can be found in the village of Beaulieu and include a Co-op store, a bakery, butchers, petrol station, train station, hotel and a selection of independent shops and tea rooms. Inverness is just 10 miles away and has a train station with regular onward links to major regional centres including a sleeper service to London. Inverness Airport offers a number of domestic and European flights.

Extras: All fitted carpets and floor coverings.

Entry: By mutual agreement.

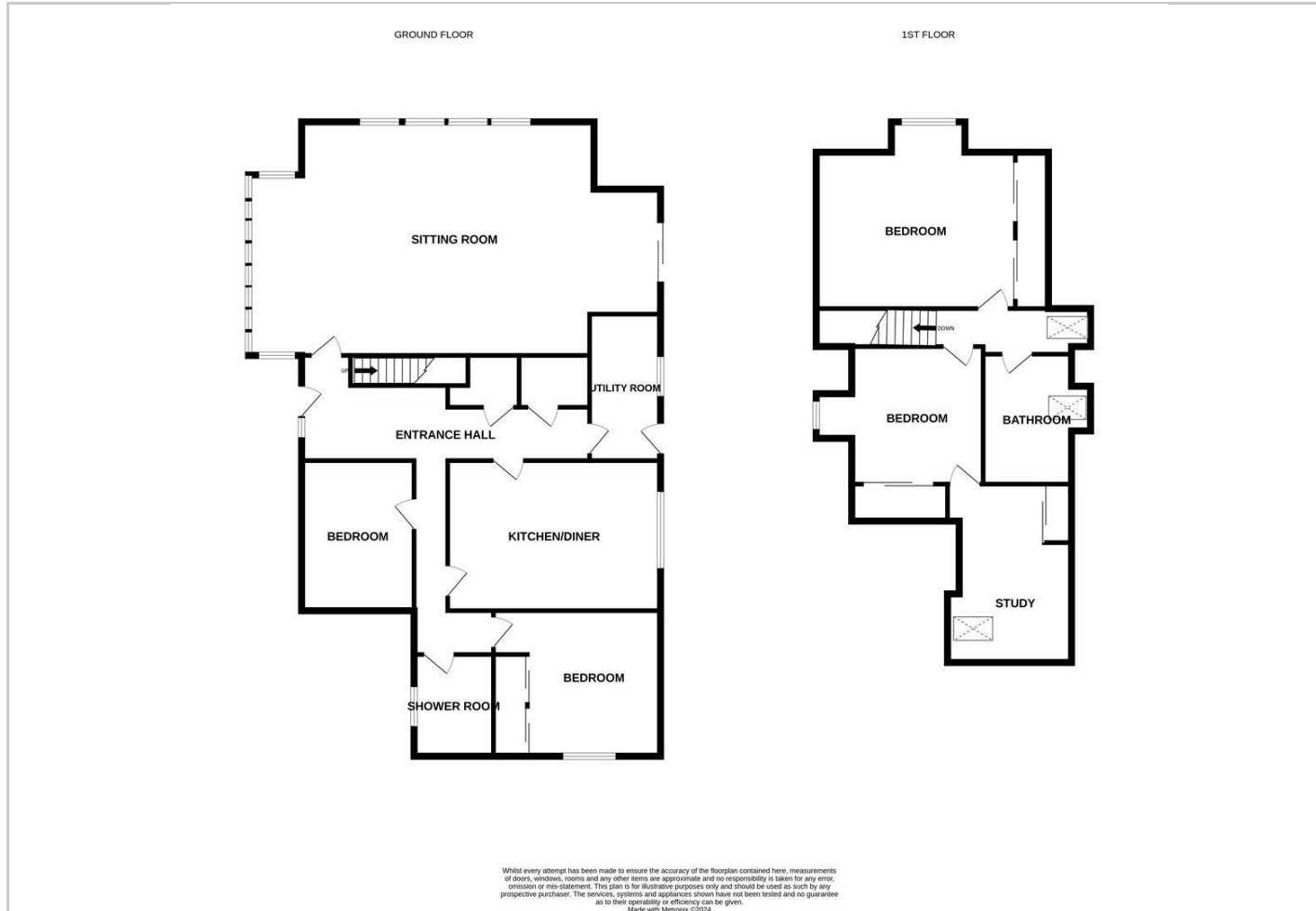
Services: Mains electricity, water and drainage.

Council Tax Band: F





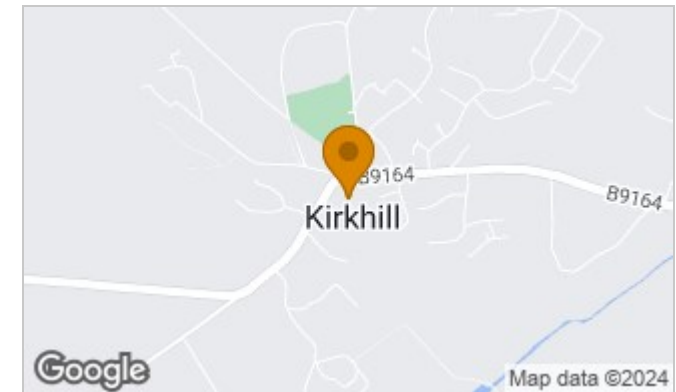
Floor Plans



Spare room off bedroom two



Location Map



Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Performance Graph

