

12 Allarburn Park

KILTARLITY, BEAULY, INVERNESS-SHIRE, IV4 7HD



Two-bedroom detached bungalow with flexible living space, garage and low-maintenance gardens in a sought-after cul-de-sac



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Located in a quiet cul-de-sac, this detached bungalow offers practical living on a single level.

THE LOUNGE



The lounge sits to the front of the property, while to the rear, a separate dining room opens onto the garden through patio doors.

THE DINING ROOM



THE KITCHEN



The kitchen is well laid out with good storage and workspace, and is also large enough to accommodate a dining table.





The main bedroom benefits from an en-suite shower room, and both bedrooms are fitted with double wardrobes featuring mirrored doors, providing excellent storage. A further shower room serves the second bedroom and guests.

THE SHOWER ROOM



BEDROOM 1



The main bedroom benefits
from an en-suite shower room



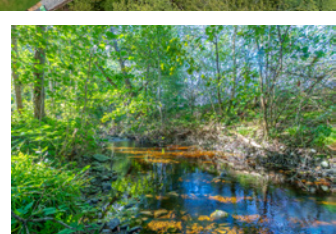
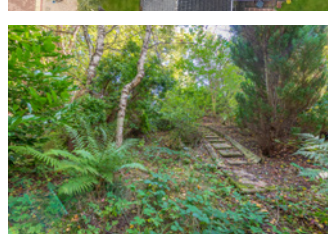
BEDROOM 2



Externally, the property includes a detached single garage and a private driveway providing off-street parking. The front garden is laid with chippings and a tarred driveway, while the rear garden is enclosed and designed for easy maintenance with stone chippings and a paved patio area.

Practical features include oil-fired central heating and double-glazed windows throughout. The setting combines the privacy of a cul-de-sac with convenient access to nearby amenities and road links.

EXTERNALS

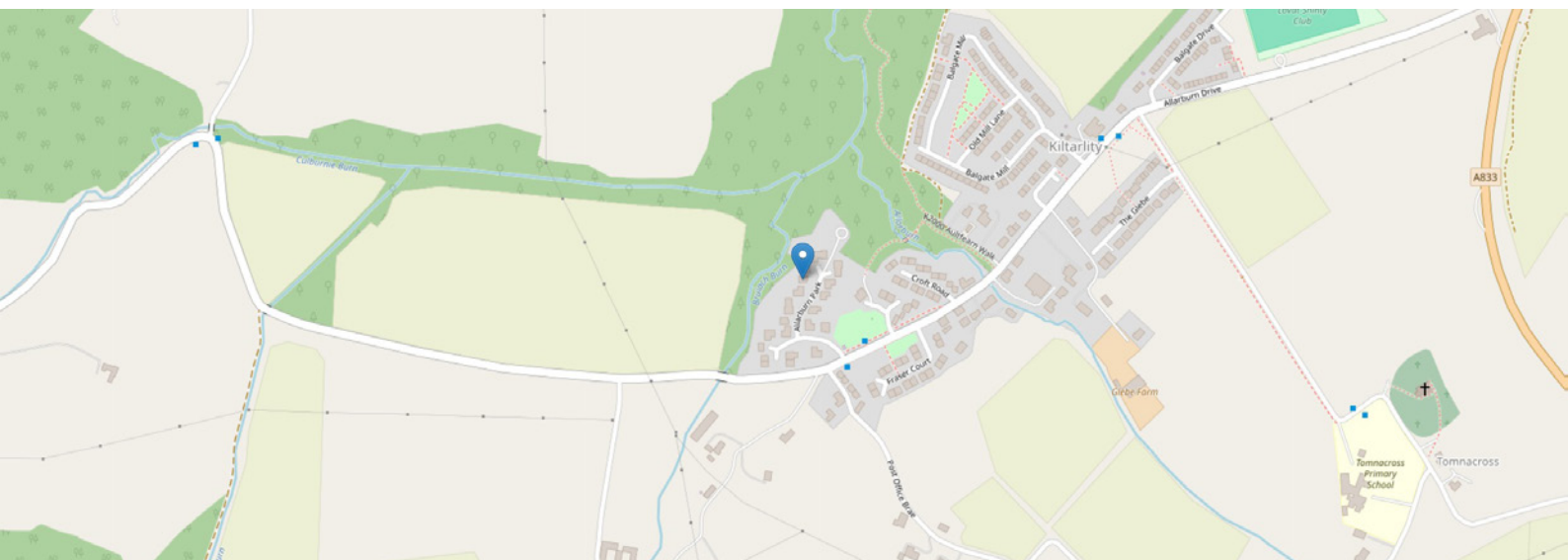


The floor plan shows a house with the following rooms and dimensions:

- Kitchen:** 4.13m x 2.88m, featuring a sink, stove, and refrigerator.
- Dining Room:** 3.12m x 2.10m, adjacent to the kitchen.
- Lounge:** 5.18m x 4.01m, a large open-plan area.
- Master Bedroom:** 3.00m x 3.25m, located at the top right.
- Master Ensuite:** 1.44m x 3.00m, containing a bathtub, toilet, and sink.
- Shower Room:** 3.00m x 1.51m, containing a shower tray and toilet.
- Bedroom 2:** 3.00m x 2.80m, located at the bottom right.

The plan also includes a central hallway with multiple doors leading to the rooms and a front entrance.

Gross internal floor area (m²): 86m² | EPC Rating: D



THE LOCATION

Kiltarlity is a village approximately 12 miles west of Inverness and 4 miles south of Beaully. Although it enjoys a rural setting, the village offers a good range of local amenities and convenient transport links, making it ideal for those seeking countryside living within easy reach of Inverness. Residents benefit from a primary school catering to younger families, while secondary school students travel to Inverness, with transport provided to ensure a straightforward journey. Daily conveniences include a village store and post office, and the village hall provides a venue for social and community activities.





Transport connections are reliable, with regular bus services to Inverness and Beaulieu, and a railway station around 4 miles away in Beaulieu offering direct services to Inverness. Inverness Airport is approximately 20 miles from the village, providing domestic and limited international flights.

The surrounding area offers a wealth of outdoor pursuits. Countryside walks, cycling, and wildlife spotting are all close by, while the nearby Beaulieu Firth provides opportunities for fishing and kayaking. Golf courses, heritage sites, and scenic drives through the Highlands further enhance the appeal for those who enjoy an active lifestyle.

Kiltarlity combines access to essential services, transport, and recreation, offering a practical and appealing base within the Highlands.



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