

GROUND FLOOR

1ST FLOOR



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

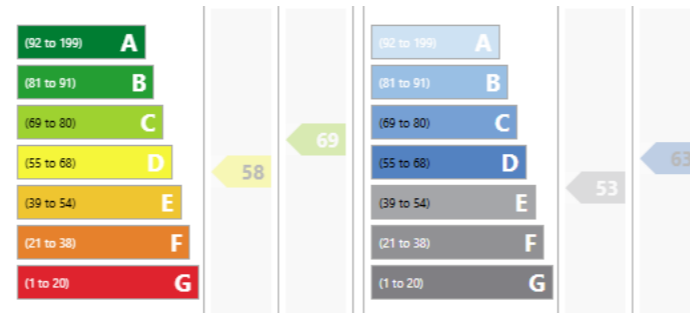
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £185,000
 A full Home Report is available via Munro & Noble website.



**29 Maccoll Road
 Cannich, Beauly
 IV4 7LP**

An excellent opportunity to purchase this three bedroom semi-detached villa boasting oil fired central heating, double glazed windows, and great views.

OFFERS OVER £183,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Semi-Detached House
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Oil
- Garden
- Driveway

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



Kitchen



Bedroom One



Bedroom Two





Lounge/Dining Room



Property Description

Located in the peaceful village of Cannich, 29 Maccoll Road is an attractive three bedroomed semi-detached villa which has spacious accommodation spread over two floors, and will suit a variety of purchasers, families especially. Boasting oil fired central heating, double glazed windows, ample storage provisions, and front and rear gardens with off-street parking, early viewing is encouraged to appreciate all this lovely home has to offer. Internally, the ground floor comprises an entrance porch and hallway, a great sized lounge which is filled with light from the double aspect windows and has an electric fire, giving the room a cosy feel in the evenings, a fitted kitchen and rear vestibule. The kitchen has been recently modernised and hosts a number of glossy, wall and base units with worktops, and splashbacks. Further to this is a sink with mixer tap and drainer, and included in the sale is a free-standing washing machine, dishwasher, and electric cooker. Off the kitchen is the rear vestibule (that has a small cupboard) and a door to the rear elevation. Stairs rise from the entrance hall and lead upstairs, to which has a landing, three bedrooms, and the family bathroom which is bright and fresh and is fitted with complimentary wet-walling, a vanity wash hand basin, WC and a bath with shower over. Three large storage cupboards can be found within the entrance hall, along with another one on the first floor landing, which also gives access to the loft. Outside, the front garden is of low maintenance, being laid to lawn, and features mature trees, shrubs and a gated driveway which allows off-street parking for one vehicle. The rear garden can be accessed from the kitchen, and side elevation and is generous in size. It incorporates areas of lawn, paved slabs and gravel, and is enclosed by timber fencing. There are a number of mature shrubs, flower, and hedges, and a sited here is a garden shed. Located at the end of the garden is a small gate which leads to a woodland walk.

Local amenities in Cannich include a primary school, a village shop, a cafe and a village hall. Secondary schooling is located in Drumadrochit which is 12 miles away. Beaully (which is approx. 17 miles away) and Drumadrochit both offer a larger range of services to include a bank and a supermarket in Beaully and Medical Centres hotels, restaurants and petrol stations in both locations. A full range of City Centre amenities can be found in Inverness, which is within commuting distance from the property.

Rooms & Dimensions

- Entrance Porch
Approx 1.04m x 1.23m
- Entrance Hall
- Lounge/Dining Room
Approx 5.96m x 3.37m
- Kitchen
Approx 3.47m x 2.59m
- Rear Vestibule
Approx 0.85m x 2.49m
- Landing
- Bathroom
Approx 2.19m x 1.64m
- Bedroom Three
Approx 2.61m x 3.19m
- Bedroom One
Approx 4.34m x 2.92m
- Bedroom Two
Approx 2.91m x 3.68m



Bathroom



Bedroom Three

