18 Mansefield Park, Kirkhill, Inverness, IV5 7ND

Offers Over £495,000

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- Desirable detached bungalow in sought after Kirkhill
- Large lounge, dining room, kitchen/diner, family/sun room
- 5 double bedrooms, 2 en-suites, family bathroom, WC
- Double garage, parking for 2 cars, enclosed garden, decked area, shed
- Ideal home for families offering spacious accommodation
- EPC Band B

5

4

3

B

An excellent opportunity to purchase this spacious detached bungalow located in the desirable village of Kirkhill, within commuting distance of Inverness. This stunning bungalow is perfect for families or anyone looking for generous, flexible living space. The entrance vestibule opens into a broad hallway that connects all rooms and gives the home a welcoming sense of space. The lounge is bright and comfortable, with an open fire, a bay window with views over the front garden. The open plan kitchen/diner offers generous workspace, a central island and ample room for informal dining. Integrated appliances include the electric oven, hob, hood and dishwasher. The utility room sits just off the kitchen and houses the washing machine and sink. and offers direct access to the integral double garage. Adjoining the kitchen/diner area is the family/sunroom which provides flexible additional living space, enhanced by a log burner that creates a cosy focal point. A separate dining room, positioned off the hallway, features a hatch to the kitchen and French doors opening directly onto the rear garden. A useful WC is positioned off the main hallway adding every day convenience. The five bedrooms are all well-proportioned and each benefit from built in wardrobes, with the principal bedroom enjoying dual aspect windows, two double wardrobes, a dressing area and a spacious en suite. A further bedroom also benefits from an en suite, while the remaining rooms share the family bathroom. Bedroom five is currently used as a study and provides loft access via a folding ladder. The enclosed side and rear gardens are mainly laid to lawn, with several seating areas, established planting, conifers and shrubs. The rear garden also includes a decked area, along with a shed, and wood store. The property benefits from double glazing, oil central heating and solar panels, adding comfort and energy efficiency throughout.

LOCATION: The property is situated in the popular rural village of Kirkhill, which is located 8 miles north of Inverness and 4 miles from Beauly. Kirkhill is a vibrant community with regular village activities and local amenities include a community hall, church, nursery and doctor's surgery which holds a clinic once a week on a Thursday. Primary schooling is available at nearby Kirkhill Primary school with secondary schooling at Charleston Academy in Inverness, to which there is a daily school bus. The location is ideal for walkers and cyclists alike, with many lovely walks and country routes nearby. There is a regular bus service into Inverness and Beauly. The highland capital of Inverness is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. This property offers all the benefits of rural village life while still being commuting distance from the city of Inverness.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, electric oven, extractor and dishwasher.

SERVICES: Mains gas, electricity, water and drainage. Solar panels. Telephone and fibre broadband.

COUNCIL TAX: Band G

TENURE: Freehold.

FLOOR AREA: 252m2

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge
15'11" x 21'4" (4.87 x 6.52)

Kitchen/Diner/Family Room
22'2" x 26'8" x 23'3" (6.76 x 8.14 x 7.10)

Dining Room
13'2" x 11'5" (4.02m x 3.48m)

Sun Room
21'9" x 14'6" (6.65m x 4.42m)

Utility
11'4" x 7'2" (3.47 x 2.20)

WC
4'1" x 7'6" (1.25 x 2.29)

Principal Bedroom
15'5" x 25'3" (4.71 x 7.71)

Principal bedroom en-suite
8'1" x 9'5" (2.48 x 2.88)

Bedroom 2
14'1" x 13'2" (4.31 x 4.03)

Ensuite 2
9'9" x 5'1" (2.99 x 1.56)

Bedroom 3
9'4" x 13'1" (2.86 x 3.99)

Bedroom 4
9'7" x 15'1" (2.93 x 4.60)

Bathroom
10'1" (3.09)

Office / Bedroom 5
9'10" x 9'1" (3.00 x 2.78)

FEATURED PROPERTY - NEW REVISED PRICE

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The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

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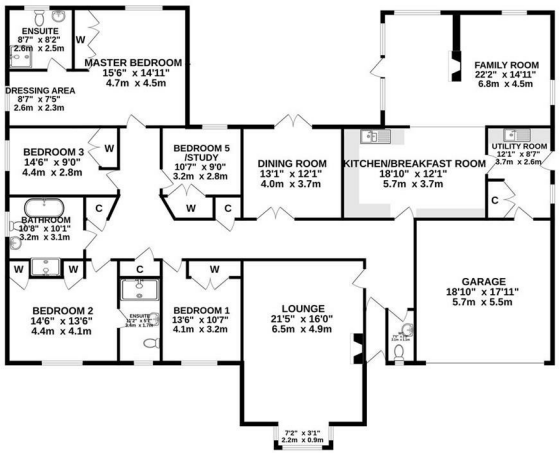
GROUND FLOOR
3023 sq.ft. (280.8 sq.m.) approx.



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