

Beauly is a popular thriving village which is within easy commuting distance from both Inverness and Dingwall. The village has a Coop and a wide variety of independent shops, cafes, restaurants and bars. There are many pleasant walks in and around the vicinity. Primary schooling is available in the village with the older children attending Charleston Academy in Inverness for which transport is provided. There is a bus service which passes through the village and the train station which is close to the house..

This end terraced house was built by the local authority around 70 years ago and is in good condition. The house has low maintenance gardens to the front and back. Off street parking is provided by a large driveway. There is a fully insulated and sound proofed annex in the garden which could be a guest room. The property which is situated in a pleasant residential area is within easy walking distance of the centre of the village and its amenities. This house would provide an ideal family home or buy to let opportunity.

Directions: From Inverness, on entering the village you will go over a humped bridge continue on and take the first right turn, into Station Road, follow the road round to the right, Aird Road is the first on the left

From the west drive through the village square pass the garage and the Coop on the right and then turn left after the traffic lights. Into Station Road then follow the directions above.

What3words ///alley.middle.rocked

Services: Mains electricity, water and drainage.
Council Tax— A
A Home Report is available at www.OneSurvey.org
To arrange a viewing call Middleton Ross on 01349 865125
Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm
Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.




HIGHLAND HOMES
by Middleton Ross

FOR SALE



10 Aird Road, Beauly, Inverness-shire, IV4 7ER

Offers Over £170,000

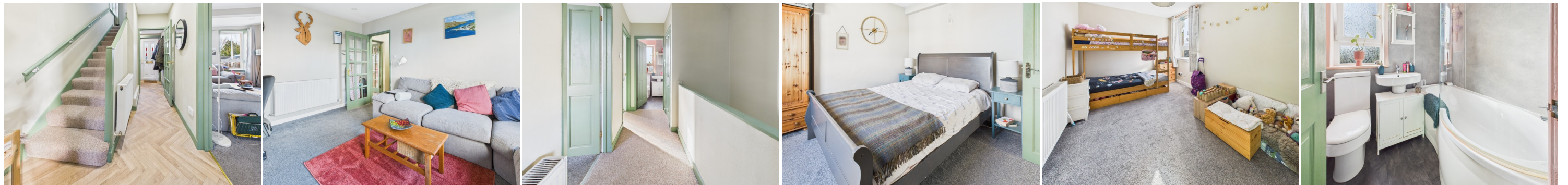
- End Terraced House
- Vestibule
- Entrance Hall
- Lounge
- Kitchen with Breakfast Bar
- Landing
- Two Bedrooms
- Bathroom
- Oil Fired Central Heating
- Double Glazing
- Large Gardens to Front and Back
- Fully Insulated, Soundproofed and Double Glazed Office or Third Bedroom in Garden
- Driveway to Front and Side
- Garden Shed
- EPC Rating Band D

01349 865125
highlandhomes.co.uk

REF 27



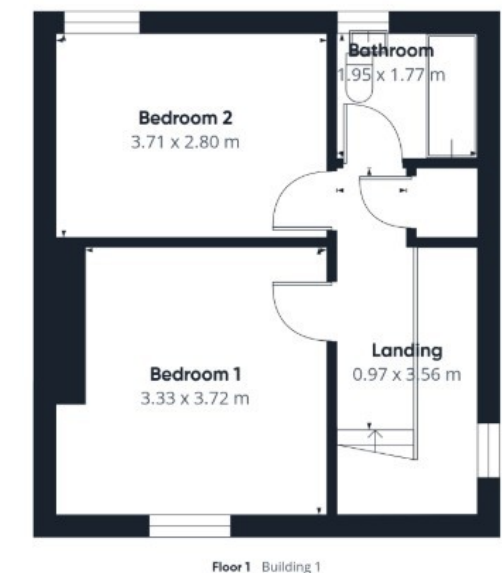
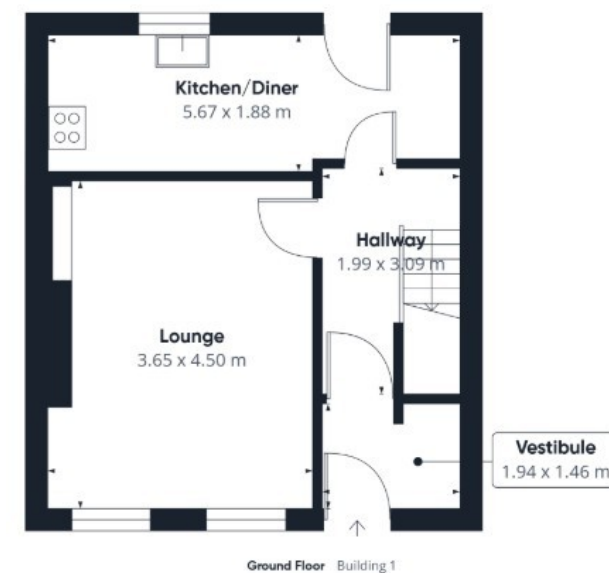
01349 865125
highlandhomes.co.uk



10 Aird Road, Beaulie, Inverness-shire, IV4 7ER

Offers Over £170,000

This ex local authority property is situated in the popular and thriving village of Beaulie, 13 miles west of Inverness.



Approximate
Floor Area
77m²