



CROIT-UR, 6 STREET, CAPLICH, KILTARLITY, BEAULY IV4 7HT

Detached bungalow in idyllic rural location

Elevated position with views over the surrounding countryside

Lounge

Kitchen

Sun room

Utility room

3 bedrooms (master en-suite)

Bathroom

Central heating and double glazed throughout

Garden with double wooden garage

Offers over £230,000

Viewing: By telephoning the selling agents on 01463 226232 to arrange an appointment to view.



58139



PROPERTY

Croit-Ur is a detached bungalow set in an elevated position within grounds extending to approximately half an acre, much of which is overgrown. Situated in a tranquil, rural and private setting there are uninterrupted views over the surrounding countryside. The property provides spacious and well-proportioned accommodation and benefits from double glazing and oil-fired central heating throughout. Modern kitchen, bathroom and feature sun room add to the amenity of this property. Please note that the current driveway to the property is steep and requires improvement and it is strongly recommended that cars are parked at the roadside when viewing.

LOCATION

The property is situated in the hills and countryside above Kiltarlity and Beaully and Abriachan is also a short distance away. Local shops, services and other amenities are available in Beaully and the property is approximately a twenty minute drive from the city of Inverness which has a wider range of amenities.

ACCOMMODATION

Front door leads to:-

Sun room

9'2" x 11' [2.79m x 3.35m]

Finished in wooden beams with windows on three sides giving views over the hills and surrounding countryside. Ample room to allow this to be used as an informal dining room. Archway to:-



Snug

11'6" x 8'3" [3.51m x 2.51m]

This area could have a variety of uses such as a study or reading area. Gives access to hallway. Arch to:-

Lounge

13' x 20'4" [3.96m x 6.20m]

Double aspect room with sliding patio door giving access to outside decking. Views over the surrounding countryside. Wood burning stove set in brick fire place with wooden mantel.

Hallway

L shaped hallway providing access to the remaining rooms in the house. Hatch to loft. Shelved storage cupboard. Doors off to:-

Kitchen

11'7" x 6'10" [3.53m x 2.08m]

Fitted with modern floor and wall units. Cooker range with extractor. Integrated dishwasher. Stainless steel sink. Large enough for informal dining.

Utility room

7'7" x 8' [2.31m x 2.44m]

Fitted with floor and wall units. Central heating boiler. Door to outside.

Bedroom 1

9'7" (narrowest) x 11'3" [2.92m x 3.43m]

To the front of the property. Double fitted wardrobe with sliding mirrored doors. En-suite measuring 4'6" x 7'9" [1.37m x 2.36m]. White WC, wash hand basin and fully enclosed and tiled shower cubicle with instant electric shower.



Bedroom 2

8'3" x 16' [2.51m x 4.88m]

Double aspect room to the front of the property. Fitted wardrobe with mirrored doors.



Bedroom 3

11'2" x 9'2" [3.40m x 2.79m]

Situated to the rear of the property. Fitted wardrobe.

Bathroom

11'6 x 8' [3.51m x 2.44m]

Fitted with modern white bath, WC and wash hand basin. Fully enclosed and tiled shower cubicle with shower off the mains. Heated towel rail.



As stated, the property has oil fired central heating and double glazing throughout.

OUTSIDE

Steep driveway, which requires improvement, provides ample off-street parking. Double garage. Grassed area to the side of the property. There is extensive decking to the front of the property which can be accessed from the sun room and the lounge. The remaining ground is overgrown with bushes, shrubs and trees.



EXTRAS

Included in the price are the carpets, curtains, range cooker and hob, dishwasher and fridge/freezer.

EPC BAND

The property lies within Energy Performance Band D.

COUNCIL TAX

The property lies within Council Tax Band E.



HOME REPORT

A Home Report is available for this property and can be requested from the selling agents.

ENTRY

By negotiation.

DIRECTIONS

Travelling from Inverness take the A862 road to Beauly. Follow this road past the turn off for Kirkhill and take a left on the straight just before the white house signposted for Knockbain/Clunes. Follow this road and after a sharp right-hand bend turn left on the road signposted Cabrich/Clunes. Follow this road up the hill and as the main road turns right go left/straight on at the signpost "Adrian's Wood Workshop". Follow that road for 2.8 miles and the property is situated on the left where there will be a Fleetwood & Robb for sale sign.

If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date.

All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error.

Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.

11 QUEENSGATE • INVERNESS IV1 1DF

Telephone (01463) 226232 Fax (01463) 713447