

Harper Macleod LLP
Estate Agents & Solicitors

Ben Loyal Wester Balblair, Beauly IV4 7BQ

Offers over £250,000

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Ben Loyal Wester Balblair

, Beauly, IV4 7BQ

Fabulous opportunity to purchase a three bedroom detached bungalow in need of complete modernisation, with substantial garden ground, situated in a peaceful semi-rural setting approximately 1.5 miles from the village of Beauly in the Highlands of Scotland.

Entrance vestibule

4'8" x 3'5" (1.43m x 1.06m)

Hallway

4'7" x 13'0" (1.42m x 3.97m)

Lounge

14'6" x 11'7" (4.43m x 3.54m)

Kitchen

13'10" x 11'1" (4.23m x 3.38m)

Bedroom 1

12'1" x 10'6" (3.69m x 3.22m)

Bedroom 2

10'1" x 10'8" (3.08m x 3.27m)

Bedroom 3

8'4" x 9'6" (2.55m x 2.90m)

Bathroom

5'10" x 6'1" (1.80m x 1.86m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

EPC Rating G

Council Tax Band D























The beautiful village of Beauly which has a good selection of shops, cafés, hotels, post office and services.

Primary School pupils attend Beauly Primary School and secondary pupils attend Charleston Academy, Inverness.

There are excellent transport links from Beauly by road and rail. Trains run directly from Beauly Station to Inverness.

The City of Inverness is approximately 16 miles from Beauly and has an extensive retail, leisure and business facilities.

Viewing highly recommended.

Accommodation:

Entrance vestibule 1.43m x 1.06m

Entrance door with side glazed panel opening into the vestibule with door to hallway. Vinyl flooring.

Hallway 1.42m x 3.97m

Doors to entrance vestibule, three bedrooms, bathroom and lounge. Hatch to roof space which is partially floored with pull-down ladder. Carpet.

Lounge 4.43m x 3.54m

Double aspect to front and side. Tiled fireplace with open fire. Recessed shelves. Carpet.

Kitchen 4.23m x 3.38m

Window to rear and door to side. Two storage cupboards. Ceramic sink with worktop. Solid fuel Rayburn. Bosch washing machine. Pulley. Vinyl flooring.

Bedroom 1 3.69m x 3.22m

Window to front. Double fitted wardrobe. Vinyl flooring.

Bedroom 2 3.08m x 3.27m

Window to side. Double fitted wardrobe. Vinyl flooring.

Bedroom 3 2.55m x 2.90m

Window to rear. Fitted wardrobe. Vinyl flooring.

Bathroom 1.80m x 1.86m

Window to rear. White WC and pedestal wash hand basin. Cast iron bath. Towel radiator. Wall heater. Vinyl flooring.

Outbuildings

Four garden sheds and two coal bunkers.

Garden ground

The enclosed garden ground is mainly laid to lawn with mature shrubs and trees.

Extras

All fitted floor coverings, curtains and washing machine are included in the sale price.

Heating and glazing

Solid fuel Rayburn in kitchen and open fire in lounge.

Single and double glazing.

Services

Mains electricity and water. Drainage to a septic tank.

EPC Rating G

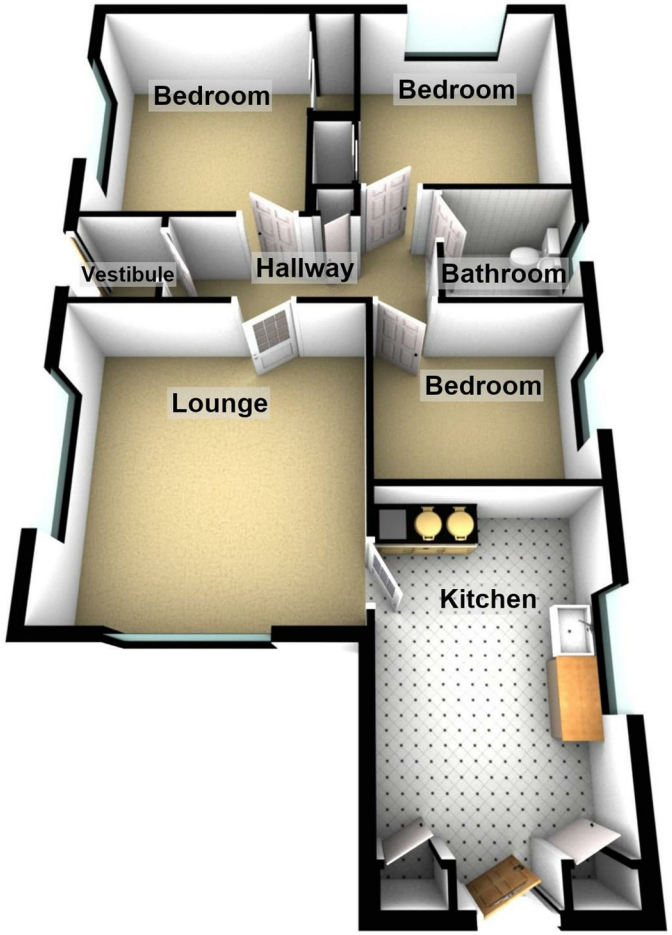
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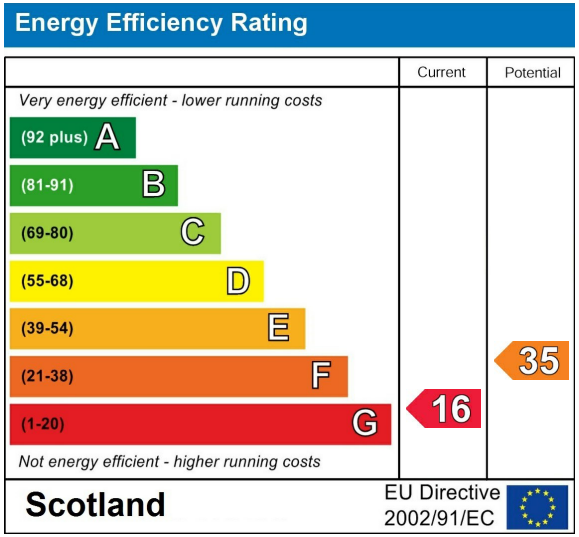


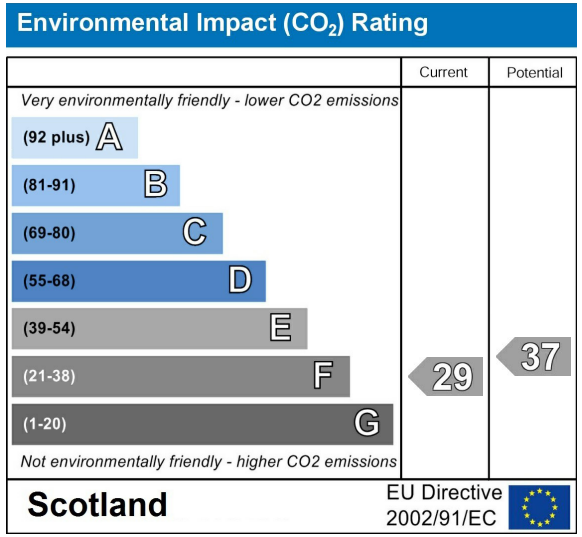

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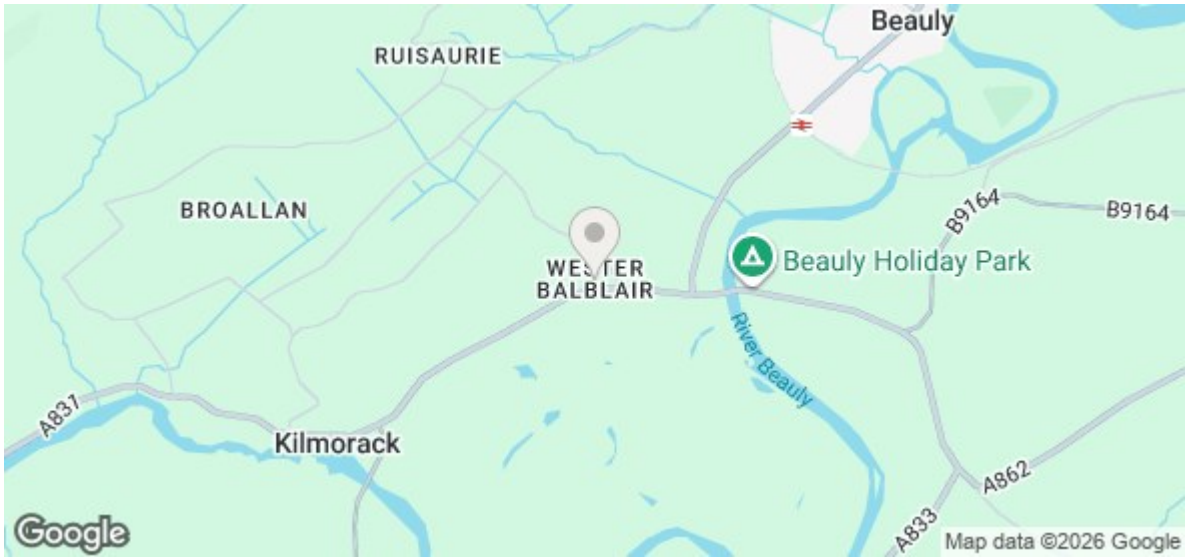
Ground Floor



Energy Efficiency Graph







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