



STAMP DUTY PAID BY SELLER



18 BRAE PARK, MUNLOCHY, ROSS-SHIRE

Vestibule

Hall

Lounge/dining room

Kitchen

Utility Room

Bathroom

4 Bedrooms

En-suite Shower Room

Double Garage

Generous Landscaped
Garden

Offers over £259,000

The village of Munlochly lies in the heart of the Black Isle and has a local store, post office, part time bank, hotel, garage, nursery and primary school. There is a regular bus service running to Inverness.

The city of Inverness located approximately seven miles from Munlochly, offers excellent shopping, leisure and recreational facilities with superb access to a wide variety of outdoor sports and activities. There are good rail and air links with Dalcross Airport approximately seven miles from the city.





18 Brae Park is an attractive bungalow situated in a quiet cul de sac providing spacious well proportioned accommodation and set in beautiful landscaped gardens. In good order throughout, the property features oil fired central heating with an open fire in the lounge and double glazing. The bungalow would ideally suit a family seeking a comfortable home in a village environment.

Vestibule

Entered from the front of the property and giving access to the hall. Cloaks cupboard. Radiator

Hall

Access can be gained to all of the main rooms from here. Linen cupboard housing the hot water tank. Radiator.

L shaped Lounge/dining room:

3.97m x 6.19m and 2.57m x 3.57m

Well proportioned double aspect room with views over the front garden. The focal point of the room is the open fire set in a red brick fireplace. The spacious dining area has a door leading to the kitchen. Three radiators

Kitchen: 3.45m x 2.67m

Fitted with a good range of floor standing and wall mounted units incorporating a stainless steel sink, dish washer, electric oven, hob and filter hood. Tiling between units. Doors to dining room and hall. Fan heater in kick plate.

Utility room: 2.53m x 1.56m

Fitted with floor standing units incorporating a stainless steel sink. Plumbed for an automatic washing machine and space for a tumble dryer. Door giving access to the side of the property. Access to the partially floored loft by means of a Ramsay style ladder. Radiator.

Bathroom: 2.16m x 1.96m

Furnished with a WC, wash hand basin and whirlpool bath with shower and shower screen above. Wall mounted mirror and shaver point. Tiling around the bath. Heated towel rail and radiator.

Master bedroom:

3.49m x 3.98m

Spacious room with window enjoying an outlook over the rear garden. Two built in wardrobes with mirrored doors. Door to en-suite shower room. Radiator.

En-suite shower room:

2.83m x 1.63m

Fully tiled and newly refurbished with a WC, bidet, wash hand basin and shower cubicle with Mira shower. Wall mounted mirror and shaver point. Radiator.

Bedroom 2: 2.79m x 2.79m

Front facing window. Fitted wardrobe. Radiator.

Bedroom 3: 3.49m x 2.88m

Well proportioned room with rear facing window. Double fitted wardrobe. Radiator.

Bedroom 4: 2.89m x 2.60m

Presently used as a study. Double fitted wardrobe. Radiator.

Garden

The property sits in a beautiful landscaped garden which is very well stocked and extends to approximately one third of an acre. A lock block driveway provides off street parking and leads to the double garage.

CONDITIONS

All carpets, fitted floor coverings, some curtains, blinds, some light fittings, dishwasher, fridge freezer, oven, hob and filter hood together with the green house are included in the sale price.

SERVICES

Mains water, drainage, electricity and telephone.

POST CODE

IV8 8PJ

COUNCIL TAX

Band F

ENTRY

By negotiation

GENERAL

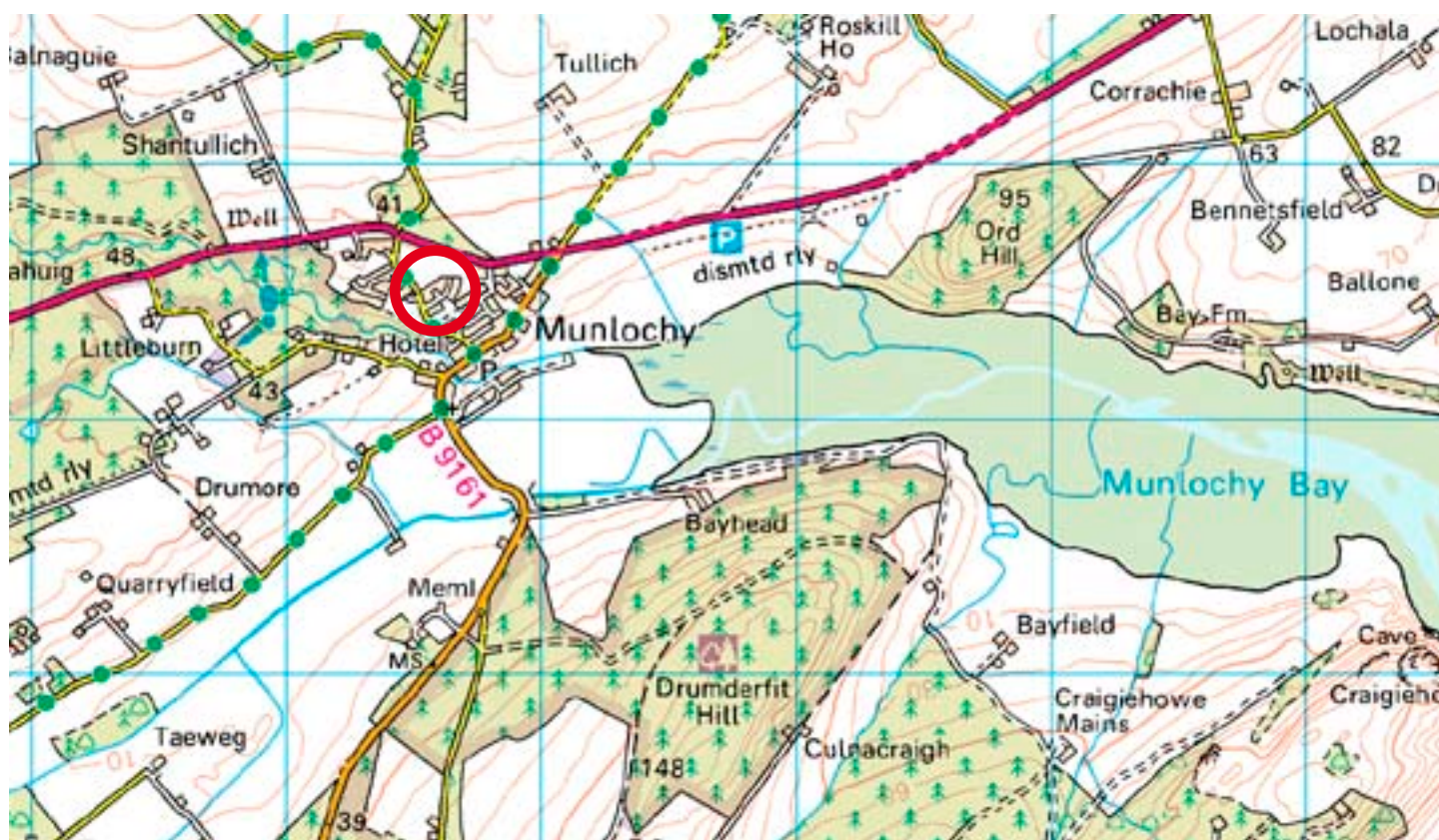
The stamp duty land tax will only be paid by the seller on a sale over £259,000.

VIEWING

Telephone the sellers on 01463 811520 or South Forrest Property Department Tel 01463 250255.

PRICE

Offers over £259,000



SouthForrest
Solicitors and Estate Agents

8 Ardross Terrace, Inverness IV3 5NW
T. +44 (0)1463 237171
F. +44 (0)1463 243548
DX IN 16 ▪ LP 6 Inverness 1
E. email@southforrest.co.uk
www.southforrest.co.uk

These particulars are believed to be correct, but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of any alleged misstatement herein or in any advertisement.



29543