



AM FREAGAIRT, INCHMORE, INVERNESS SHIRE

Hall  
lounge  
kitchen/dining room  
sun lounge/family room  
utility room

bathroom  
4 Bedrooms – 1 En suite  
garage  
garden

Offers around £249,000

Attractive detached bungalow pleasantly situated in the hamlet of Inchmore, close to the village of Kirkhill and around 7 miles from the city of Inverness. Offering thoughtfully planned accommodation the bungalow features oil fired central heating with radiators, double glazing, open fire in the lounge and Rayburn in the kitchen. The lounge is of generous proportion and the sun lounge/family room is conveniently located off the kitchen with sliding doors opening to the garden. The bedrooms are all of good dimension and the main bedroom is en suite. The bungalow sits back from the main road and is set in mature grounds with good parking space and a single garage.





Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in its multitude of amenities and high standard of living. Inverness, with its excellent road, rail and air links, boasts a wide choice of restaurants, quality hotels and has a lively cultural and entertainment scene.

**Vestibule:** 1.97m x 1.17m  
With door opening to the hall.

#### **Hall**

From the hall access can be gained to the lounge, kitchen/dining room, bathroom, all bedrooms and to the part floored loft. The hall has a large cloak cupboard and linen cupboard.

**Lounge:** 5.96m x 4.90m  
Well proportioned room with two front facing windows. Open fire set in fireplace with wood surround and marble insert.

**Kitchen/dining room:**  
6.21m x 3.99m  
Fitted with floor based and wall mounted units. A Rayburn has been installed and there is an electric hob and extractor fan. Large walk in store cupboard. Rear facing window and doors to the utility room and sun lounge/family room.

**Utility room:** 2.93m x 1.63m  
Plumbed for an automatic washing machine and fitted with a stainless steel sink. Cloak/store cupboard. Door giving access to the rear of the bungalow.

**Sun lounge/family room:**  
4.55m x 3.20m  
Located off the kitchen this bright and spacious room has sliding patio doors which open to the garden.

**Bathroom:** 3.76m x 2.52m  
Fitted with a WC, wash hand basin and bath with electric shower fitted above.

**Bedroom 1:** 3.42m x 3.61m  
extending to 4.23m  
With front facing window and large fitted wardrobe. Door to en suite.

**En suite:** 2.28m x 1.38m  
Fitted with a white WC, wash hand basin with cupboard beneath and shower housed in a shower cubicle.

**Bedroom 2:** 3.41m x 2.87m  
With front facing window and built in wardrobes with mirror fronted doors.

**Bedroom 3:** 3.02m x 3.22m  
With rear facing window and walk in cupboard.

**Bedroom 4:** 3.66m x 2.33m  
extending to 3.00m  
With rear facing window and built in cupboard.

#### **Conditions**

All fitted carpets, electric hob, extractor fan and the Rayburn are included in the sale price.

#### **Post Code**

IV57PX

#### **Home Report**

A home Report exists for this property and can be made available to interested parties who have noted an interest through their solicitors.

#### **Entry**

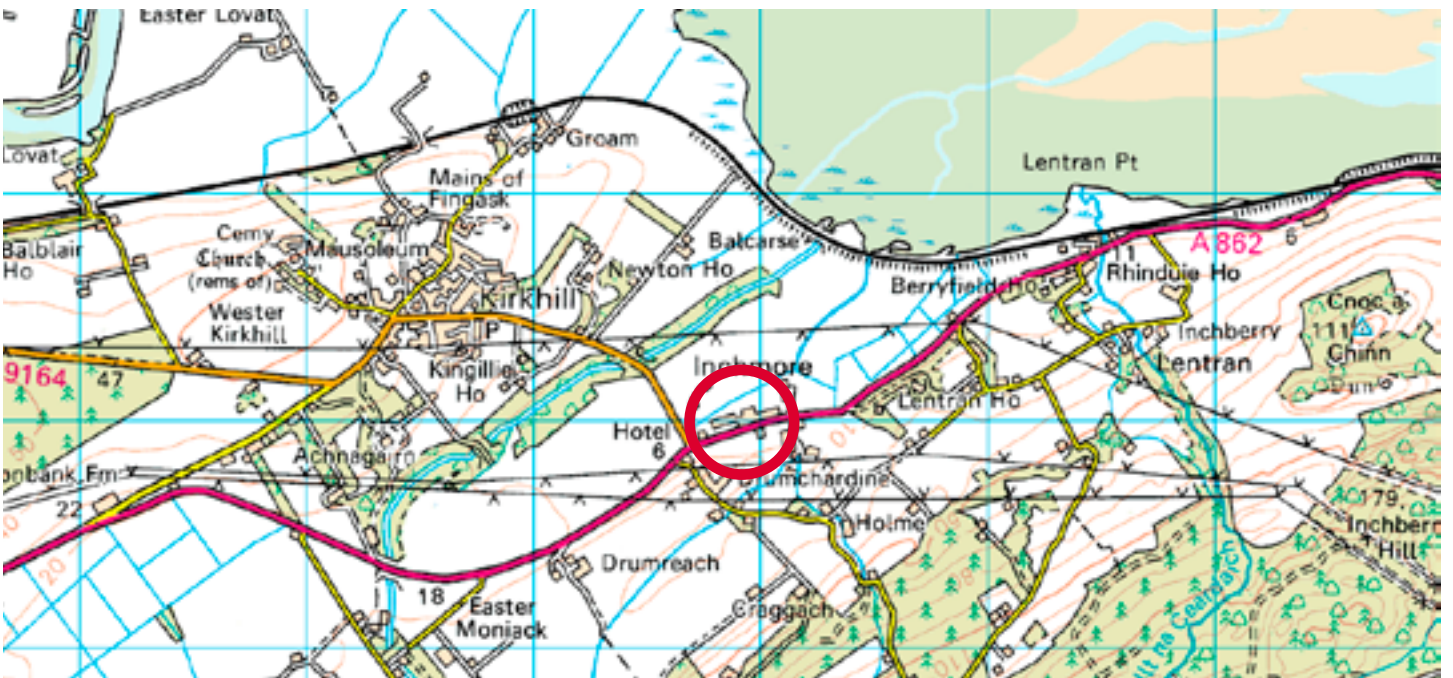
By mutual agreement.

#### **Viewing**

By appointment through South Forrest Property Department on 01463 250255

#### **Price**

Offers around £249,000



 **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.*

  
hspc.co.uk  
40539