



Bracadale, Millbank Road, MUNLOCHY, IV8 8ND

Offers Over £380,000

REF: 60380





description

This impressive, five bedroom villa enjoys an elevated position in the heart of the village of Munloch in the highly desirable Black Isle area, close to excellent facilities and within easy commuting distance of Inverness City, the UHI and the Airport. In good condition throughout, the property benefits from double glazing, oil fired central heating and a generous wrap around garden. Offering well-proportioned living space and ample storage, this property represents a generous family home for those looking for a peaceful village lifestyle with all the nearby conveniences of a city.

Only by viewing, can you truly appreciate this charming versatile property and enviable location.

The accommodation consists of: an entrance vestibule; inner hallway with store cupboard and utility space with washing machine and ceiling suspended clothes dryer; bathroom comprising a WC, wash hand basin and bath with shower over; a very generous open plan kitchen/dining/lounge area. The kitchen has a good selection of units with wood worktops, gas hob, electric oven and grill and fridge freezer. The dining area has French doors opening to the garden, while the lounge has a wood burning stove which provides a welcoming point and a large window allowing the room to flood with natural light and takes full advantage of the views across the garden towards the village.; family room/bedroom 5 and double bedroom with fitted storage. On the upper floor; master bedroom enjoying the same stunning views with fitted storage and walk-in wardrobe; two further bedrooms and family bathroom comprising a free standing claw foot bath, WC, wash hand basin and large free standing shower unit with forest head and body spray.

The property sits within generous garden ground, mainly laid to lawn at the front with a good selection of mature shrubs and bushes. The paved patio area to the side of the property provides an ideal venue for alfresco dining or where one can sit and enjoy the sunshine. There is also a wood store and garden shed. A gated driveway leads to a parking/turning area and on to the double garage which has light, power, work bench and stairs leading to a further storage area.

All the facilities in Munloch are within easy walking distance of the property and include a general store which caters adequately for daily requirements. There is also a Church and community hall offering an excellent range of village activities. Primary education is also available within walking distance while secondary education is provided at the acclaimed Fortrose Academy. The area is also a highly popular tourist destination with Rosemarkie beach, Red Rock biking woods and Cromarty, all being within easy reach.

Inverness City, the main business and commercial centre in the Highlands. Inverness City, approximately 11 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Hall/Utility **7.91m x 2.42m (25'11 x 7'11)**
Kitchen/Dining/Lounge **12.00m x 3.68m (39'3 x 12'0)**
Bedroom 1 **4.70m x 3.97m (15'5 x 13'0)**
Bedroom 2 **4.82m x 3.00m (15'9 x 9'9)**
Bedroom 3 **3.71m x 3.70m (12'2 x 12'2)**

Bedroom 4 **3.47m x 2.80m (11'5 x 9'2)**
Bedroom 5 **3.60m x 2.32m (11'9 x 7'6)**
Bathroom **4.35m x 1.94m (14'3 x 6'3)**
Bathroom 2 **2.55m x 2.11m (8'3 x 6'11)**







General

All floor coverings, light fittings, blinds and white goods are included in the sale.

Services

Mains water, drainage and electricity. Oil tank.

Council Tax

Council Tax Band E

EPC Rating

D

Post Code

IV8 8ND

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/JD/BEAT0114/0004

Price

Offers Over £380,000

Directions

Leaving Inverness, heading North over the Kessock Bridge, stay on the A9 until the right turn signposted for Fortrose & Cromarty. Turn right onto B9161 Bogallan Road and continue for 3 miles to the village of Munlochy. Pass the community hall on your right hand side, take the next on the left and keep to the left. The property is directly in front of you.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.



