



**3 Station Court, MUNLOCHY, IV8 8NA**

**Offers Over £120,000**

**REF: 60562**





This well-appointed, one-bedroom, terraced bungalow is located in the popular village of Munloch, in the highly desirable Black Isle, close to excellent village facilities and is within easy commuting distance of Inverness City. In good condition throughout, the property benefits from double glazing and electric heating representing an ideal purchase for a first-time buyer or for someone looking to downsize.

Viewing is highly recommended to fully appreciate the accommodation on offer and convenient location.

The accommodation consists of: an entrance hall with large storage cupboard; a spacious lounge with large window allowing the room to flood with natural light; kitchen with a selection of base and wall mounted units, complementary worktops, space for cooker, fridge and washing machine, storage cupboard housing the hot water tank and access to the rear garden; bedroom with fitted mirror wardrobe; shower room with enclosed electric shower, wash hand basin and wc.

The garden to the front of the property is laid to lawn while the fully enclosed rear garden is predominately laid to gravel for easy maintenance with rotary clothes dryer. The property has a designated parking space with additional parking available for visitors.

The property is within easy walking distance of all the facilities on offer in the village which include a general store which provides adequately for daily requirements, medical centre and a community hall offering an excellent range of village activities. Primary Education is 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 wood, golf course and the historic village of Cromarty all within very 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.

**Entrance Hall**            **1.75m x 1.19m (5'9 x 3'11)**

**Inner Hallway**        **1.79m x 0.91m (5'9 x 3'0)**

**Kitchen**                **3.40m x 1.96m (11'2 x 6'5)**

**Lounge**                **4.29m x 3.69m (14'0 x 12'0)**

**Bedroom**              **3.40m x 2.90m (11'2 x 9'6)**

**Shower room**        **1.92m x 1.70m (6'3 x 5'6)**



**General**

All floor coverings and light fittings are included in the asking price.

**Services**

Mains water, drainage and electricity.

**Council Tax**

Council Tax Band B

**EPC Rating**

D

**Post Code**

IV8 8NA

**Entry**

By mutual agreement.

**Viewing**

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

**Reference**

EB/TS/SIMP0183/2

**Price**

Offers Over £120,000

**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 Munloch. Pass the community hall on your right hand side and take the next left onto Station Court. Follow the road round to the left and the property is further along on your right hand side.

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

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

