



4 Temple View, Croyard Road, BEAULY, IV4 7DL

Fixed Price £95,000

REF: 60673





This attractive, one bedroom, first floor apartment is located in the highly popular village of Beauly, close to excellent facilities and within very easy commuting distance of Inverness, Muir of Ord and Dingwall. The apartment benefits from double glazing, electric heating complemented by a wood burning stove in the lounge and a private rear garden. With ample storage and well-proportioned accommodation, this property represents an ideal purchase for a first time buyer but equally has excellent letting potential given its convenient location.

The apartment is reached via a stone stairway to the rear of the building and the accommodation consists of: an entrance hallway with large store cupboard; inner hallway; an open plan kitchen/lounge/dining area. The kitchen offers a good selection of units with complementary worktops, electric oven and hob, washing machine, fridge freezer with room for a dining table, while the lounge has a wood burning stove providing a welcoming focal point. Shower room comprising a WC, wash hand basin, large store cupboard and large mains shower unit; double bedroom with fitted storage.

A private area to the rear of the property is fenced off on 3 sides. The area is currently laid to grass but could easily be transformed into a very attractive garden.

The property is within easy walking distance of all the excellent facilities on offer in the village including supermarket, bakers, takeaways, cafes, hotel and selection of bespoke retail outlets. There is also a railway station offering a regular service to Inverness.

Inverness, the main business and commercial centre in the highlands is a very easy commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	1.13m x 1.12m (3'8 x 3'8)	Bedroom	3.04m x 2.74m (10'0 x 9'0)
Hallway	3.20m x 0.90m (10'6 x 2'11)	Shower room	2.25m x 1.75m (7'5 x 5'9)
Lounge/Kitchen/Dining room	6.33m x 3.06m (20'9 x 10'0)		



General

All floor coverings light fittings, blinds, washing machine and fridge freezer are included in the asking price.

Services

Mains water, drainage and electric.

Council Tax

Council Tax Band A

EPC Rating

D

Post Code

IV4 7DL

Entry

By mutual agreement.

Viewing

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

Reference

EAO/JD/DUFF0085/0001

Price

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Directions

From Inverness take the A9 North. At the Tore roundabout, take 1st left and follow the signs for Beauly. Enter the village and by the Deli, turn right into Croyard Road and Temple view is on your left just past the church.

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

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

