



Morven, Wester Balblair, BEAULY, IV4 7BQ

Offers Over £275,000

REF: 61185





Situated in the semi-rural hamlet of Wester Balblair, this detached, four-bedroom villa is situated within easy reach of the popular village of Beaulieu and easy commuting distance of Inverness city. The property benefits from oil fired central heating complemented by an open fire in the lounge and a large wrap around garden. With ample storage and well-proportioned rooms, this property represents a very comfortable family home for those looking for a countryside lifestyle with nearby city convenience.

Viewing is highly recommended to fully appreciate this property and desirable location.

The accommodation consists of: a welcoming entrance hall with fitted storage cupboard and open staircase leading to the upper floor; a double-aspect, front facing, lounge with an open fire set in an tiled surround providing a welcoming focal point; a modern, well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops and upstand, free standing cooker, washing machine, fridge, fitted storage cupboard, ample room for informal dining and door giving access to the garden; a family bathroom comprising a wash hand basin, wc and bath with mains powered shower; two double bedrooms, both with fitted storage cupboards. On the upper floor; a landing with fitted storage cupboard; two further generous double bedrooms, both with ample storage and one with access to the attic.

The property sits in a generous, well-maintained corner plot, mainly laid to lawn with a good selection of mature plants and shrubs. A paved patio area provides an ideal venue for al fresco dining and entertaining or where one can sit and enjoy the sunshine. The property also benefits from a detached single garage with up and over door. A driveway to the side of the property provides ample space for several vehicles.

Facilities nearest the property can be found in the nearby village of Beaulieu, approximately 1.5 miles away and include a supermarket, bank, Post Office, chemist, hotels, restaurants and a small selection of bespoke retail outlet. Education is provided at Beaulieu Primary School or Charleston Academy, to which bus transportation is provided daily.

Inverness, the main business and commercial in the Highlands is within easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Hallway	5.37m x 1.79m (17'6 x 5'9)	Bathroom	2.12m x 1.92m (6'11 x 6'3)
Kitchen	4.08m x 3.37m (13'5 x 11'0)	Upper landing	1.28m x 0.90m (4'2 x 2'11)
Lounge	4.51m x 3.57m (14'9 x 11'9)	Bedroom 3	4.79m x 3.08m (15'9 x 10'0)
Bedroom 1	3.18m x 3.14m (10'5 x 10'3)	Bedroom 4	5.43m x 3.84m (17'9 x 12'6)
Bedroom 2	3.17m x 3.07m (10'5 x 10'0)		



General

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

Services

Mains water, drainage and electricity. Oil tank.

Council Tax

Council Tax Band D

EPC Rating

D

Post Code

IV4 7BQ

Entry

By mutual agreement.

Viewing

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

Reference

AG/EB/PRIC0023/0002

Price

Offers Over £275,000

Directions

From Inverness take the A862 towards Beauly. After crossing the single-track bridge with the traffic lights, take the next left signposted Cannich. Continue up the hill, and take the next right by the post box. The property is immediately on your left 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.

