

**10 Mackenzie Crescent  
Bettyhill  
KW14 7SY**



**This two bedroom semi-detached bungalow is situated in the village of Bettyhill on the North coast of Scotland and would suit the young or elderly alike, as well as those looking for a property with rental potential. It is fully double-glazed, has electric heating and there are gardens to the front and rear elevations.**

**FIXED PRICE £60,000**

HSPC Reference: 57107

**The Property Shop, 47 Church Street, Inverness**  
**Telephone:** 01463 225 533     **Fax:** 01463 225 165  
**Email:** [property@munronoble.com](mailto:property@munronoble.com)





### PROPERTY

The accommodation within this semi-detached bungalow consists of an entrance vestibule off which a kitchen/diner and a lounge can be accessed. The lounge gives access to an inner hall, off which the bathroom and two bedrooms (both of which having fitted wardrobes) are located. The property is fully double-glazed, has electric heating and boasts gardens to the front and rear elevations.

### LOCATION

The property is located in the scenic village of Bettyhill which offers a hotel and general stores featuring a licensed grocer, newsagent, petrol station and a Post Office. The area is renowned for its natural beauty and outdoor activities including walking, cycling, pony trekking, surfing and fishing. There is also a local swimming pool, with Primary and Secondary schooling both available in the area.

### GARDENS

The front garden is fully enclosed and mainly laid to grass whilst having some flowerbed. There is gated access to a slatted path that leads to the front door. The rear garden that cannot be accessed directly from the property, is again fully enclosed and is mainly laid to grass. Located here is a timber shed that is included in the sale.

### GENERAL DESCRIPTION

The double-glazed main door of the property opens on to the entrance vestibule.



### ENTRANCE VESTIBULE

Approx. 1.10m x 1.45m

The vestibule has been fitted with vinyl flooring and has a door to the lounge and a door to the kitchen/diner.

### KITCHEN / DINER

Approx. 2.89m x 4.47m

This room provides ample space for informal dining and comprises wall and base mounted units with worktops and splash-back tiling. It has space for an electric cooker with extractor above, plumbing for a washing machine and space for a further under-counter appliance. There is an electric storage heater and a window to the front elevation.





### **LOUNGE**

Approx. 4.40m x 2.70m

The lounge has laminate flooring, a window that is to the front elevation, an electric storage heater and there is a door to the inner hall.

### **INNER HALL**

Loft access can be found here, as can doors to both bedrooms, a storage cupboard and there is a glazed door to the bathroom.

### **BEDROOM TWO**

Approx. 2.88m x 2.63m

This bedroom has an electric panel heater, a window that is to the rear elevation and has a fitted wardrobe with sliding doors.

### **BEDROOM ONE**

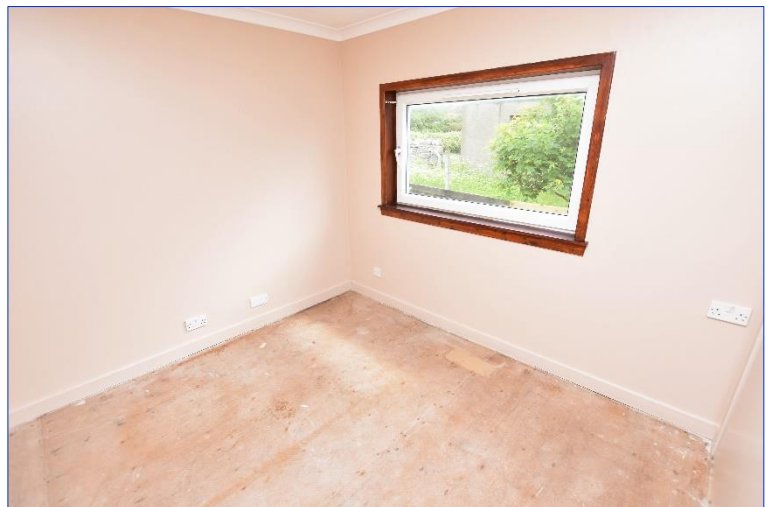
Approx. 3.05m x 2.91m

The master bedroom has a fitted wardrobe with sliding doors, an electric panel heater, a window that is to the rear elevation and has a door to a storage cupboard that houses the water cylinder.

### **BATHROOM**

Approx. 2.36m x 1.70m

The bathroom has a window to the rear elevation, an extractor fan and an electric towel rail, as well as a wall-mounted electric fan heater. It comprises a WC, a wash hand basin and a bath, both with splash-back tiling.





#### EXTRAS

All fitted floor coverings.

#### SERVICES

Mains water, electricity and drainage.

#### HEATING

Electric heating.

#### GLAZING

Double-glazed windows throughout.

#### VIEWING

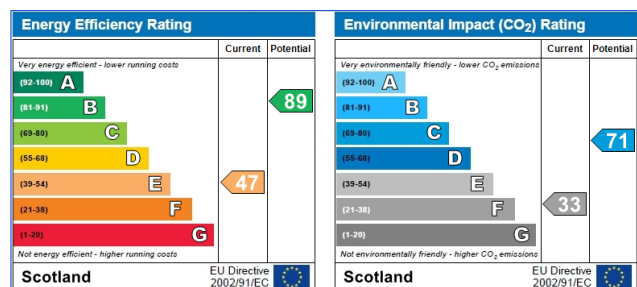
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

#### ENTRY

By mutual agreement.

#### HOME REPORT

A Home Report is available for this property.



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Munro & Noble**

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 resile on the grounds of an alleged mis-statement herein or in any advertisement.