

**3 Lentrán House,  
Lentrán  
IV3 8RL**



**A three-bedroom end-terraced bungalow that will suit a variety of potential purchasers and which is in walk-in condition located in the grounds of Lentrán House. This property is fully double glazed, has LPG heating, a garden and residents parking. Viewing is recommended to fully appreciate the size of the property and its location.**

**OFFERS OVER £233,000**

HSPC Reference: 58259

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



### PROPERTY

Located within the grounds of Lentrán House, a former baronial mansion, within easy commuting distance of Inverness, this three bedroomed end terraced bungalow will suit a variety of potential purchasers including the young and elderly alike. The accommodation within is well proportioned, is in walk-in condition and consists of an entrance vestibule, a hall, three bedrooms, two of which having fitted wardrobes (the master also having an en-suite shower room) a bathroom, a lounge/diner and a kitchen/breakfast room with integral appliances. Externally the property has residents parking and a garden that lies to the front of the property the majority of which is tended to by the Lentrán House Residents Committee.

### LOCATION

3 Lentrán House is located approximately seven miles from the Highland Capital of Inverness and local amenities can be found in nearby Beaulieu which include a range of shops and services



including a visitors centre, two small supermarkets, a delicatessen, butcher, baker, chemist, post office, filling station, two medical practices, banks and a good range of bars, hotels and restaurants. Primary schooling is available at Kirkhill Primary school and secondary schooling is available in Inverness

### GARDEN

To the front of the bungalow can be found a large area laid to lawn bordered by a number of mature evergreen and deciduous trees through which partial views of the Beaulieu Firth can be enjoyed. This area belongs to number 3 but it is tended to by the Lentrán House Residents Committee. In addition to this there are two adjoining fully

enclosed areas that can be accessed directly from the lounge/diner, one being decked and the other laid to patio.

#### **GENERAL DESCRIPTION**

The main door of the property opens onto the entrance vestibule.

#### **ENTRANCE VESTIBULE**

Approx 1.45 m x 1.49 m

The vestibule has wooden flooring, a radiator and a glazed door gives access to the hall.

#### **ENTRANCE HALL**

The hall has a continuation of the wooden flooring from the vestibule, a radiator and has doors to all three bedrooms, the bathroom, a storage cupboard and the lounge. There are double doors that give access to a cloak cupboard.

#### **BEDROOM ONE**

Approx 3.65m x 3.58m

The principal bedroom is carpeted, has a radiator, a window that is to the rear elevation, a double fitted wardrobe and there is a door to the en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

Approx 2.10m x 2.14m

This room has a tiled floor and the walls are partially tiled. It has an extractor fan, a ladder radiator, a window that is to the rear elevation and comprises a fitted WC and wash hand basin and a tiled shower cubicle.

#### **BEDROOM TWO**

Approx 2.76m x 3.66m

The second bedroom has a window to the front elevation, a radiator, is carpeted and has two double fitted wardrobes.

#### **BEDROOM THREE**

Approx 2.79m x 3.67m

The carpeted bedroom has a window to the rear elevation and has a radiator.

#### **BATHROOM**

Approx 2.91m x 2.25m

The family bathroom comprises a fitted WC and wash hand basin, a bath and a tiled shower cubicle. The floor is tiled, the walls partially so and it has an extractor fan, a ladder radiator and there is a window to the front elevation.



**LOUNGE/DINER**

Approx 6.00m x 5.28m

The lounge provides ample space for dining and has a continuation of the wooden flooring from the hall. It has a window to the front elevation, double glazed double doors to the decked enclosed garden area, two radiators and has French doors to the kitchen/ breakfast room.

**KITCHEN/BREAKFAST ROOM**

Approx 3.06m x 3.68m

Also having wooden flooring the kitchen has a radiator a window to the rear elevation and comprises wall and base mounted units with worktops, a stainless steel sink drainer with mixer tap and there is some open shelving. The appliances are integrated and consist of a fridge freezer, a dishwasher, a washing machine, an electric oven, a microwave and a five ring gas hob with extractor above.

**SERVICES**

Mains water and electricity. LPG. Drainage to a waste water treatment system.

**HEATING**

LPG fired central heating.

**GLAZING**

Double glazed windows throughout.

**EXTRAS**

All carpets, fitted floor coverings, curtains and blinds. Other items of furniture may be available under separate negotiation.

**VIEWING**

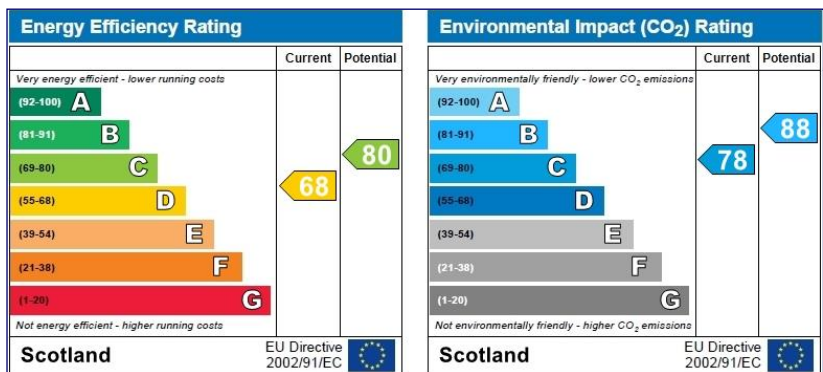
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

**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.

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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.