

BELOW HOME REPORT VALUATION



Newton Cottage, Kirkhill, IV5 7PU

Offers Over £189,950





“Newton Cottage” represents an excellent opportunity to purchase a home affording a superb rural position while being within easy commuting distance of both Beauly and Inverness.

Offering deceptively spacious accommodation, the property has been enhanced over the years with an extension and also a conservatory to provide a comfortable home which benefits from UPVC replacement double glazed windows and a multi fuel burning stove in the lounge.

Viewing of this property is highly recommended for the discerning viewer to fully appreciate the character and charm along with the superb location of this property which affords views over the surrounding countryside, ensuring this to be a delightful home.

The accommodation consists of the entrance hall which gives access to the principal rooms; the lounge is front facing with views across the surrounding countryside and a feature multi fuel burning stove set in attractive wooden surround providing an attractive focal point to the room; the kitchen has been fitted with a range of cream wall and base units incorporating a 1 ½ bowl stainless steel sink with ample space for appliances and open through to the conservatory which is a triple aspect room and opens to the timber decked area to the rear; the family bathroom has been fitted with a white three piece suite comprising of WC, wash hand basin and bath; there is a dining/family room which also has a front aspect and affords the views as before and opens through to the inner hall which gives access to the two large double bedrooms and shower room fitted with WC, wash hand basin and Mira electric shower set in cubicle.

There are beautifully landscaped gardens to the front and rear of the property with the garden to the rear affording a good degree of privacy and pleasant amenity. There is also a timber decked area to the rear creating an ideal venue for entertaining and the garden has been well stocked with a good variety of established plants, shrubs and trees. There is a large wooden shed with adjoining log store and the property has a right of use to the gravelled driveway to the side of the property for parking facilities.

The village of Kirkhill has a post office and a primary school and additional facilities can be found in the nearby village of Beauly two and a half miles distant and offers a good selection of shops, hotels together with a post office, bank, garage, doctors surgery and a convenient passenger train service to both the north and south. Secondary schooling is available at Charleston Academy and pupils are transported daily by bus.

Inverness the main business and commercial centre of the highlands offers extensive shopping, leisure and entertainment facilities.

Entrance Hall	1.18m x 4.86m (3'10" x 15'11")	Dining/Family Room	4.13m x 3.28m (13'7" x 10'9")
Lounge	3.72m x 4.19m (12'2" x 13'9")	Inner Hall	1.96m x 0.86m and 1.01m x 3.80m (6'5" x 2'10" and 3'4" x 12'6")
Bathroom	1.83m x 2.91m (6'0" x 9'7")	Bedroom 1	3.34m x 4.38m (10'11" x 14'4")
Kitchen	2.87m x 3.41m (9'5" x 11'2")	Bedroom 2	3.09m x 3.96m (10'2" x 13'0")
Conservatory	3.52m x 4.47m (11'7" x 14'8")	Shower Room	1.72m narrowing to 0.90m x 3.08m (5'8" narrowing to 2'11" x 10'1")



General:

All fitted floor coverings, blinds and timber shed are included in the asking price

Services:

Mains water, septic tank drainage, mains electricity, telephone

Council Tax:

Band D (£1345.16 payable for 2012/2013)

Post Code

IV5 7PU

Viewing

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

Outwith Office Hours Telephone 01463 831349

Entry

By mutual agreement

Reference

AMM/NDC/H.1577.1

Price

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Directions

From Inverness take the road towards Beauly and take the right turn for Kirkhill just after the Boy Roy Inn, continue along this road and you will cross a bridge, take the first right turn signposted "Balcarse" and go along this road, "Newton Cottage" is the second property on the left..

