



NEW HOUSES MANSEFIELD KIRKHILL



YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref:
AN 01 - 24829 & 26714

*High quality family homes offering
spacious accommodation finished to a
very high specification.*

NHBC & Architect Supervised

PRICES ON APPLICATION

DESCRIPTION

Batten Developments are an established local company and are proud to offer spacious bungalows finished to a high specification with great attention having been paid to detail. The kitchens are well fitted with quality German wall and base units incorporating Neff integrated appliances including double oven with integral microwave, induction ceramic hob, dishwasher, fridge and freezer with fitted wine cooler in the Nevis and Wyvis designs. Under unit and display cabinet lighting, porcelain tiling along work surfaces and a hard wearing resin composite worktop completes the superb finish. The kitchens and bathrooms will appreciate ceramic floor tiling with a choice of oak wood flooring or carpeting in the lounge and hall areas. Benefiting from under floor oil fired central heating and hard wood double glazed windows, the lounge will also have an open fire with surrounds in varying designs providing a most attractive and appealing focal point.

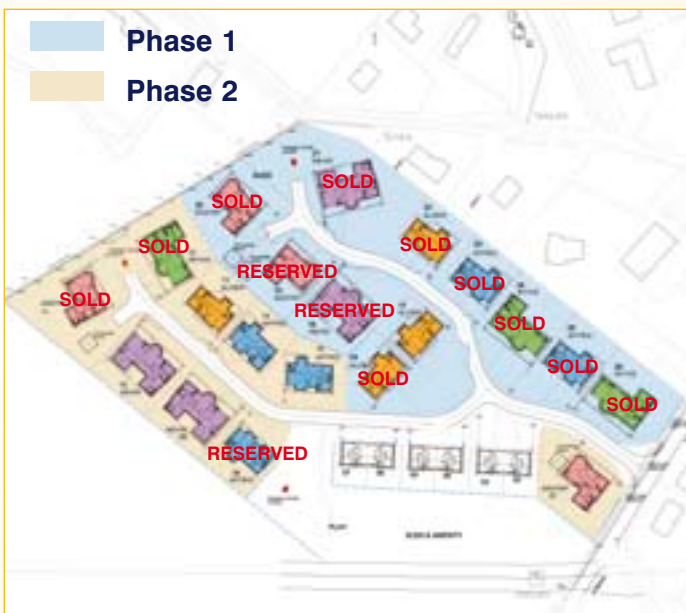
Viewing is highly recommended to truly appreciate the quality of finish and airy spacious accommodation these high quality homes have to offer.

LOCATION

Situated on the outskirts of the village of Kirkhill, a small village 8 miles north of Inverness and 4 miles from Beaulieu. Kirkhill is a vibrant community with regular village activities, yet is within easy commuting distance to the city centre with all its shops and services. Locally there is a shop, Post Office and Primary School with purpose built nursery and secondary school education is provided for in Inverness. Ideally located for walkers and cyclists alike with many pleasant walks and country routes nearby and there is a regular bus service to Inverness and Beaulieu.

DIRECTIONS

Follow the A862 from Inverness for approximately 6 miles and take the turn off to the right after the North Inn. Continue along this road, through the village of Kirkhill and the development is on the outskirts of the village on the right hand side.



AFFRIC (159M² EXCLUDING GARAGE)



ALDER (147M² EXCLUDING GARAGE)



ASSYNT (196M² EXCLUDING GARAGE)



NEVIS (254M² EXCLUDING GARAGE)



WYVIS (206M² EXCLUDING GARAGE)



SPECIFICATION

Under floor oil fired central heating
Hardwood double glazed windows



Open fire in lounge
Cabled for satellite
Television aerial points & computer points in all rooms (excluding bathrooms or en-suites)
German made kitchen cabinets incorporating under unit & display cabinet lighting
Resin composite (granite effect) work tops with porcelain tiling bordering work surfaces



Neff appliances including:

- Double oven with integral microwave
- Induction ceramic hob
- Chimney style stainless steel extractor hood
- Integrated dishwasher
- Integrated fridge
- Integrated freezer
- Integrated wine cooler in house styles Nevis & Wyvis

Chrome finish power points and light switches in lounge and kitchen
Oak finished internal doors
Remote control access on garage up and over door
Tiled flooring in kitchen, utility room, bathroom and en-suites
Choice of oak wood flooring or carpeting in the lounge & hall areas
Garden turfed to front with paved patio and grass seeding to rear

COUNCIL TAX

The council tax bandings are yet to be assessed for this property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911 to arrange an appointment to view.

OFFERS

All offers must be submitted with the specific plot number highlighted in an envelope marked "OFFER FOR MANSEFIELD DEVELOPMENT, KIRKHILL"

REF: JD.LFB**ENQUIRIES**

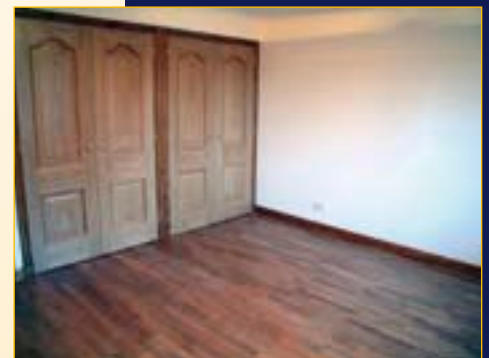
For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 236123.

Fax: (01463) 711083.

E-MAIL: lburns@solicitorsinverness.com

Please Note: House pictures are artists impression. The internal photos shown are of Plot 26 and are indicative only. The other houses will be built to the same high specification, however the kitchen and fireplace may be a different style to the one shown.



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

