



**FIONN-UISG
KIRKHILL IV5 7PB**

NEW FIXED PRICE



*Spacious Detached
3 Bedroom Bungalow
enjoying pleasing country views*

- » ENTRANCE VESTIBULE
- » HALL
- » LOUNGE
- » DINING ROOM
- » KITCHEN
- » UTILITY ROOM
- » 3 DOUBLE BEDROOMS
(1 EN-SUITE)
- » BATHROOM
- » OIL FIRED CENTRAL HEATING
- » DOUBLE GLAZING
- » DETACHED GARAGE
- » GARDEN

FIXED PRICE £205,000

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref: AN 01 - 28538

DESCRIPTION

Fionn-Uisg is a well maintained detached bungalow, built in 1990 and offering spacious accommodation for the growing family. In good order throughout, the accommodation is bright and superb country views can be enjoyed to the front and side.

All bedrooms are nicely proportioned with fitted wardrobes and the master also appreciating en-suite facilities. Benefiting from oil fired central heating and double glazing, the property is set in a beautifully



laid out garden with driveway parking and detached garage. Viewing is highly recommended.



LOCATION

The property is quietly situated in the pleasant rural village of Kirkhill, some 10 miles from the centre of Inverness. Local amenities include a post office/grocery store, a community hall, church, doctor's surgery and primary school. Secondary school children attend Charleston Academy in Inverness, to which there is a daily school bus. There is a regular bus service to and from Inverness.

DIRECTIONS

From Inverness take the A862 road travelling north towards Beauly. Pass through the village of Bunchrew and continue through Lentrane until you come to the North Inn where you turn right to go to Kirkhill (clearly sign posted). Follow the road through the village and turn right into St Marys Road (sign posted for the Wardlaw Museum). Go along this road for a short distance and turn left directly before the play park. Follow this road, passing the community centre on the left, and Fionn-Uisg is towards the end of this road on the left hand side.

COMMENT

Superb country situation, yet within easy commuting distance of the city centre

ACCOMMODATION

ENTRANCE VESTIBULE

1.37m x 1.11m
(4'6" x 3'8")

Double glazed glass panelled door opens from the front garden to the vestibule. Tile effect laminate flooring. Ceiling light. Coat hooks. Multi-glass panelled door to lounge.



LOUNGE

6.41m x 4.99m – 3.78m
(21'0" x 16'4" – 12'5")

Set to the front of the property, this is a spacious and bright room with large window to front taking full advantage of the superb country views; vertical blinds fitted. Further window to side (vertical blind fitted) with outlook over grassed area. Fitted carpet. Triple hanging ceiling light with three matching wall lights. Television aerial point. Two radiators. Wall mounted display units with co-ordinating shelving. Glass panelled door to hall. Wide archway to dining room.



DINING ROOM

2.49m x 2.30m
(8'2" x 7'7")

Carpet. Radiator. Two inset ceiling lights. Ceiling mounted fan. Patio doors to rear garden. Open plan to kitchen.



KITCHEN

3.48m x 2.70m (11'5" x 8'10")

Fitted with wood fronted base and wall units incorporating ceramic hob, canopy extractor, electric oven and microwave. Bosch dishwasher and American style stainless steel Whirlpool fridge freezer with ice and water dispenser also included in the sale. One and a half bowl sink with drainer and waste disposal unit. Laminate flooring. Tiling around work surfaces. Triple



ceiling spotlight and under unit lighting. Ceiling mounted pan rails. Window to rear garden with roller blind fitted. Wall shelving. Television aerial point. Telephone point. Breakfast bar partially separates kitchen from dining room. Door to utility room.

UTILITY ROOM **2.91m x 1.68m (9'7" x 5'6")**

Fitted with base and wall units incorporating stainless steel sink with drainer. Laminate flooring with mat-well. Zanussi washing machine and Electra tumble dryer included in the sale. Tiled along work surface. Two inset ceiling lights. Radiator. Door to deep shelved cupboard. Door to hall. Double glazed door to garden.

HALL **4.93m x 0.98m (16'2" x 3'3")**

Two matching three branch ceiling lights. Radiator. Carpet. Smoke detector. Hatch to loft. Doors to lounge, utility room, bathroom and bedrooms. Double sliding doors to shelved airing cupboard with radiator and further shelved area.

BEDROOM 1 **3.07m x 3.97m (10'1" x 13'0")**
– extends at doorway

Set to the front of the property with window overlooking the garden and beyond to the field and trees beyond. Carpet. Two inset ceiling lights. Radiator. Corned shelving unit. Telephone point. Double mirrored doors to large fitted wardrobe with hanging rail and shelving. Wall mounted medicine cabinet with frosted glass door. Louvre swing doors to the en-suite.



EN-SUITE SHOWER ROOM **2.06m x 1.74m (6'9" x 5'9")**

This is a fully tiled room (with the exception of the shower cubicle which is lined with aquaboarding), fitted with a marble effect wash hand basin and w.c. Corner shower cubicle with power shower, double head and body jets. Wall mounted mirror with light above. Opaque window to the side with Venetian blind fitted. Triple ceiling spotlight. Wall mounted cabinet with mirrored sliding doors. Radiator.

BATHROOM **3.06m x 1.96m (10'0" x 6'5")**
– at longest and widest

This is a fully tiled room fitted with pale coloured suite incorporating corner bath with shower attachment, w.c. and wash hand basin. Carpet. Large wall mounted mirror. Radiator. Two inset ceiling lights. Opaque window to the side with Venetian blind fitted.



BEDROOM 2 **4.52m x 3.08m – 1.76m (14'10" x 10'1" – 5'9")**

Set to the rear of the bungalow with window overlooking the garden. Carpet. Double mirrored sliding doors to the large fitted wardrobe with hanging rail and shelving. Pendant ceiling light. Radiator. Television aerial point.



BEDROOM 3 **4.01m x 2.77m (13'2" x 9'1")**

Set to the rear of the bungalow with window overlooking the garden. Radiator. Carpet. Pendant ceiling light. Television aerial point. Double sliding doors to fitted wardrobe with hanging rail and shelf. Smoke detector.



DETACHED GARAGE **6.88m x 3.04m (22'7" x 10'0")**

Up and over door to the front and pedestrian door to the side. Power and light. Work bench. Storage shed with separate access is at the back of the garage.



GARDEN

There is a large gravelled driveway to the front allowing ample room for off-road parking and turning. Lower area of garden laid to gravel with mature trees, gravelled area with brick barbecue and fully enclosed decking ideal for sitting and relaxing, but also secure for young children with covered children's sand pit. Grassed area to the side of the bungalow (directly behind the garage) and decked patio to side of garage provides a further pleasant and private area to relax. The rear garden is laid to gravel with raised decking providing an attractive patio. Water tap. Several raised borders planted with mature flowers and bushes.

HEATING

The property benefits from oil fired central heating.

GLAZING

The exterior windows are fully double glazed.

EXTRAS

All fitted floor coverings, blinds, curtains, dishwasher, oven, microwave, hob and extractor hood, fridge freezer, washing machine and tumble dryer are included in the asking price.

COUNCIL TAX

The current Council Tax band on this property is band E. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

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

ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911 or alternatively the Seller direct on 07970 324483 to arrange appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR FIONN-UISG, KIRKHILL."

REF: DHR/LFB

ENQUIRIES

For further information 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



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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.

