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**11 INCHARD PLACE
KINLOCHBERVIE**



Three bedroom semi-detached villa situated in Kinlochbervie on the north west coast of Scotland. *Accommodation:* entrance porch, hall, kitchen, lounge, 3 bedrooms and bathroom. Double glazed windows. Gardens to front and rear elevations.

Offers Over £79,000



HSPC Reference: 41145.

The Property Shop
47 Church Street, Inverness
Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com





PROPERTY

Situated in Kinlochbervie this three bedroom semi-detached property offers many features including a fitted bathroom suite, double glazed windows and a fitted kitchen.

The property also enjoys views from the front of neighbouring countryside and there are views over neighbouring properties towards water, mountains and beyond. The property would ideally suit anyone looking for a family sized semi-detached property situated in a small village community on the north west coast of Scotland.

GARDENS

The front garden is enclosed by a combination of garden walls and fencing with gated access with a park leading to the front door and is mainly laid to grass with flowerbed borders.

The rear garden is paved for easy maintenance, has a shed and is enclosed by a combination of garden walls and fencing. There is also an outlook of countryside to the rear.



LOCATION

Kinlochbervie has a good range of amenities including two local stores, two hotels, nursery, primary and secondary schooling, a village hall, fishing harbour and part-time post office. The area is also renowned for its natural beauty including Sandwood Bay, climbing and hill walking.

DIRECTIONS

From Inverness proceed north from the A9 across the Kessock and Cromarty bridges, just after Evanton, turn left onto the B9176 to Bonnar Bridge in Lairg. After some 40 miles turn left onto the A836 then turn left just after Bonnar Bridge to Lairg. From Lairg take the A836 north turning left on the A838 to Laxford Bridge. Approximately 37 miles at Laxford Bridge turn right following the A838 to Rhiconich. Approximately 5 miles just after the police station, turn left towards Kinlochbervie. Continue into the centre of Kinlochbervie and number 11 Inchar Place is clearly signposted on the left hand side.

GENERAL DESCRIPTION

ENTRANCE PORCH

The entrance porch is accessed via the front door and has a window and a door through to the main hallway.

HALLWAY

The main hallway has stairs rising to the first floor landing, has a radiator, an understairs cupboard, a cloak cupboard and a glazed door giving access to the rear porch.

LOUNGE

Approx 4.55m x 3.90m (14'11" x 12'09")

The lounge is accessed via the hallway, has a window to the front elevation, two radiators and to the open fireplace which has a back boiler for central heating and hot water.



KITCHEN

Approx 4.75m x 2.58m (15'07" x 8'05")

The kitchen is fitted with base and wall-mounted units, has worktops, a sink drainer, plumbing for an automatic washing machine, two windows to the rear elevation and a radiator.

DOWNSTAIRS WC

The wc is accessed via the hallway and is fitted with a wc and a wash hand basin. There is a window to the rear elevation.



LANDING

The landing is via stairs from the ground floor and has a radiator, loft access, an airing cupboard, and a walk-in storage cupboard. There are doors giving access to bedrooms one, two, three and the bathroom.

BEDROOM 1

Approx 3.40m x 3.18m (11'01" x 10'05")

Bedroom one has a window to the rear elevation, has built-in wardrobes and a radiator.

BEDROOM 2

Approx 3.32m x 3.22m (10'10" x 10'07")

Bedroom two has a window to the front elevation and a radiator.

BEDROOM 3

Approx 3.28m x 1.97m (10'09" x 06'05")

Bedroom three has a window to the front elevation and a radiator.

FAMILY BATHROOM

Approx 2.05m x 1.73m (06'09" x 05'08")

The family bathroom is accessed via the hallway, has a window to the rear elevation and is fitted with a wc, vanity sink unit with cupboard under and a feature shower bath. There is complementary tiling.



GLAZING

Double glazed windows.

EXTRAS

This property is to be sold with all fitted carpets and floor coverings.

SERVICES

Mains water, electricity and drainage.

ENTRY

By mutual agreement.

VIEWING

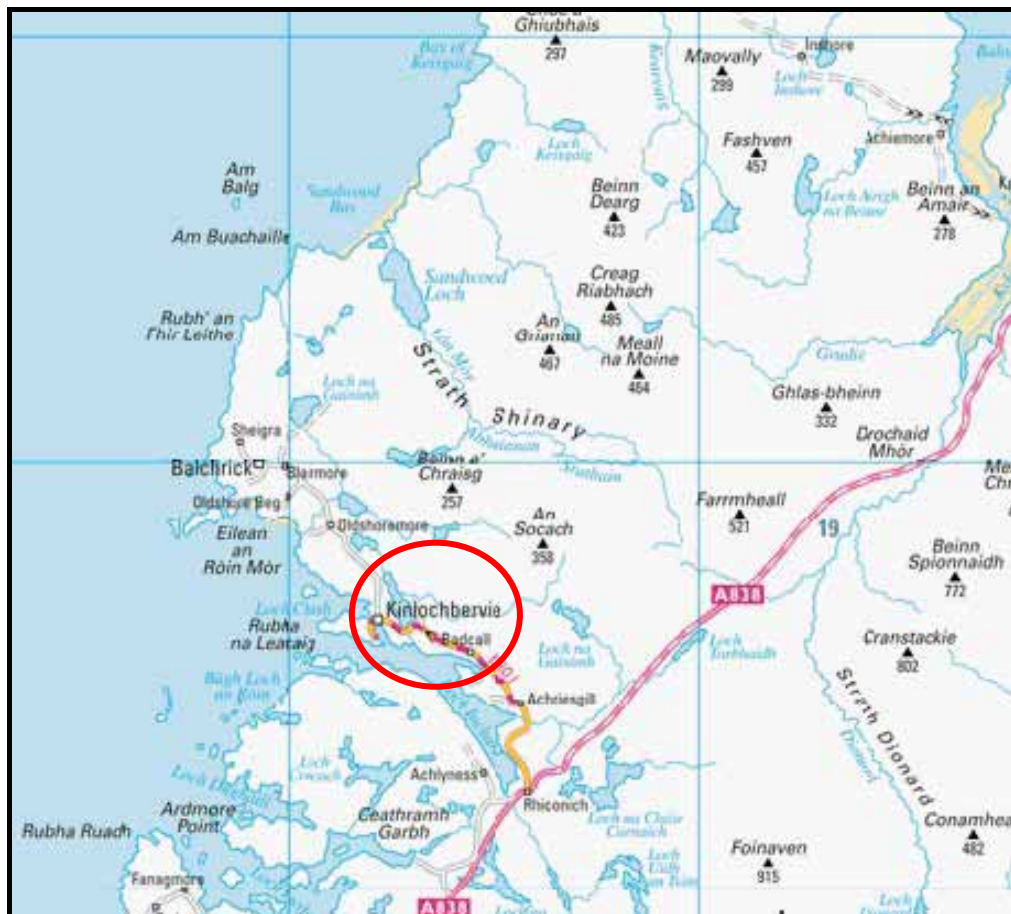
Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

HOME REPORT

A Home Report is available for this property.

POSTCODE

IV27 4RZ



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