



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES

**£5,000 BELOW
VALUATION**



8B BIRCHBRAE TERRACE, KIRKHILL, IV5 7NL

This semi-detached villa, within a pleasant modern development, offers thoughtfully planned accommodation with modern décor over two floors. Well proportioned room sizes along with generous accommodation combine to offer an excellent opportunity to purchase a family home within the sought after village of Kirkhill. There is generous off street parking and a most attractive landscaped garden to the rear.

ENTRANCE VESTIBULE, HALLWAY, LOUNGE, KITCHEN/DINING, REAR PORCH, UTILITY/CLOAKROOM, FOUR BEDROOMS, BATHROOM & LOFT. OIL FIRED CENTRAL HEATING, DOUBLE GLAZING. FRONT AND REAR GARDEN, DRIVEWAY.

FIXED PRICE £172,000

HSPC REF. NO. 41673

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GARDENS

The front garden is laid to gravel providing ample off street parking. A wrought iron gate at the side of the property leads to the rear. The rear garden is fully enclosed by wooden fencing and has been landscaped to provide an attractive garden space with a good degree of privacy. There is a large decked area and also a patio to the side. There is a gravel area with a selection of shrubbery and a small area which has been laid with bark. A pathway leads to the garden shed and separates the graveled garden area from the lawn which has been laid to the foot of the garden.

LOCATION

The location of this property is within a pleasant cul-de-sac offering peace and quiet within the popular village of Kirkhill. Situated near Kirkhill's highly acclaimed Primary School, the property has a pleasing outlook to the rear over the surrounding hills. Secondary schooling is provided at Charleston Academy in Inverness of which transport is provided. Beaulieu, which hosts a superb selection of shops and facilities, together with a train station is located approximately 5 miles away.

ENTRANCE VESTIBULE

A part glazed door opens into the entrance vestibule which is finished with hard wood flooring which extends into the hallway and lounge. A fifteen pane glazed door leads into the hallway.

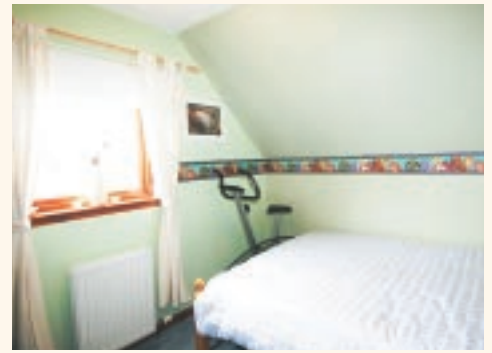
HALLWAY

Located off the hallway are the lounge, kitchen, utility/cloakroom and fourth bedroom. There is a built in cupboard with shelving providing good storage on the ground floor. The carpeted staircase complete with wooden spindles and banister lead to the first floor landing.

LOUNGE

Approx. 4.32m x 4.12m (14'2" x 13'6")

The lounge is a well proportioned room located to the front of the property. There is good natural light within this room by virtue of the large window to the side and second window to the side elevation. There is an open fireplace with slate hearth, brick surround and mantle piece providing a pleasing focal point to the room.



KITCHEN/DINING

Approx. 4.64m x 2.67m (15'3" x 8'9")

A fifteen pane glazed door leads from the hallway into the bright kitchen. It has been fitted with a range of modern floor based units and wall mounted cupboards with complimentary worktop over. There is wooden wall paneling between the units. Space is provided for a fridge freezer and a dishwasher and there is a fitted oven, ceramic hob and cooker hood along with a one and half bowl stainless steel sink and drainer. There is a window overlooking the rear garden and sliding patio doors to leading onto the decked area of the garden. The kitchen has space for dining and is finished with a vinyl floor covering.

REAR PORCH

There is a part glazed door leading to the rear garden. A large built in cupboard with shelving provides further storage. There is access to the cloakroom and vinyl flooring.

CLOAKROOM/UTILITY

This room has been fitted with a WC and wash hand

basin and there is a frosted glass window to the rear. There is a large built in cupboard which is plumbed for a washing machine and tumble drier. Vinyl flooring completes the room.

BEDROOM FOUR

Approx. 2.56m x 2.88m (8'5" x 9'5")

This is a good sized double bedroom on the ground floor with a window to the front. There is a double built in wardrobe. Solid wood flooring completes the room.

FIRST FLOOR LANDING

Located off the landing are the three further bedrooms and the bathroom. There is also a large walk in cupboard providing excellent storage. The landing has a Velux window in the roof and is carpeted.

BEDROOM 1

Approx. 4.13m x 3.61m (13'6 x 11'10)

The master bedroom is a generous double sized room with a window and combed ceilings to the front. There is a double built in wardrobe. The room is carpeted.



BEDROOM 2

Approx. 3.22 x 2.98m (10'7" x 9'9")

This is second generous double bedroom with a window to the front and combed ceilings to the front. There is a double built in wardrobe. The room is carpeted.

BEDROOM 3

Approx. 2.67m x 2.89m (8'9" x 9'6")

The third room is a double bedroom with a window to the side. There is a single built in wardrobe. The room is carpeted.

BATHROOM

Approx. 2.18m x 2.46m (7'2" x 8'1")

The bathroom has been fitted with a modern suite comprising WC, wash hand basin and bath with shower over and screen to the side. There is tiling to ceiling height around the bath and wooden wall paneling to dado height extending around the remainder of the room. There is a frosted glass window with combed ceilings to the rear, an extractor fan and shaving light. Vinyl flooring completes the room.

HEATING

Oil fired central heating.

GLAZING

Double Glazing.

SERVICES

Mains water, drainage, electricity, TV and telephone points.

COUNCIL TAX BAND

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EXTRAS INCLUDED

All fitted carpets, floor coverings, light fittings and blinds. Fitted oven, hob and hood.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.