ANDERSON SHAW & GILBERT

PLOT 2
TORRAN BEAG
CROY IV2 5PG

4 Bedroom Detached Bungalow

- » ENTRANCE VESTIBULE
- » HALL
- » LOUNGE
- » KITCHEN / DINING / FAMILY ROOM
- » UTILITY ROOM WITH W.C.
- » 4 BEDROOMS (1 EN-SUITE)
- » BATHROOM
- » OIL CENTRAL HEATING
- » DOUBLE GLAZING
- » GARAGE

GUIDE PRICE £270,000

SUBJECT TO SPECIFICATION

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com

HSPC
hspc.co.uk

HSPC Ref: AN 01 – 41819

DESCRIPTION

Brand new, detached bungalow offering nicely laid out, well proportioned accommodation extending to approximately 140sqm. Built to order, this property will be finished to a high standard and will come complete with an attached garage if required. Set in garden grounds extending to approximately 560sqm, prospective purchasers will be offered a choice of kitchen units and tiles etc and the bungalow will benefit from oil fired central heating and double glazing. Viewing of this site is highly recommended and the developer will be happy to meet with you to discuss your requirements upon appointment.

LOCATION

Situated in the village, this bungalow is nicely situated off the main thoroughfare within a small modern development within easy reach of the local facilities. Croy is some 12 miles from Inverness and approximately 7 miles from Nairn. The village has its own general store, post office and primary school. Secondary school children would attend Culloden Academy in Inverness.

DIRECTIONS

From Inverness follow Old Perth Road onto Culloden Road (B9006) also known as the back road to Nairn. Go past Culloden Battlefield and continue on this road. Take the turn off to the left into Croy (sign posted) and the second road on the right (shop on the corner). The Torran Beag site is situated on the left hand side and plot 2 is the first plot on the right hand side.

ACCOMMODATION

Lounge	4.58m x 4.00m (15'0" x 13'1")
Kitchen	3.88m x 3.29m (12'9" x 10'10")
Family Room	7.90m x 3.43m (25'11" x 11'3")
Bedroom 1	4.16m x 2.90m (13'8" x 9'6")
Bedroom 2	3.66m x 2.89m (12'0" x 9'6")
Bedroom 3	3.20m x 3.03m (10'6" x 9'11")
Bedroom 4	3.20m x 2.90m (10'6" x 9'6")
Bathroom	3.20m x 2.90m (10'6" x 9'6")
Garden	

HEATING

The subjects will benefit from oil fired central heating.

GLAZING

The property will be fully double glazed.

COUNCIL TAX

The current Council Tax band on this property is yet to be assessed.

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 or the Highland Solicitor's Property Centre on 01463 231173 to arrange an appointment to view. Alternatively you can call the developer J A Property direct on 01463 794853.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR PLOT 2, TORRAN BEAG, CROY."

REF: MF.LFB

ENQUIRIES

For further particulars apply to
Anderson Shaw & Gilbert,
Solicitors and Estate Agents,
York House,
20 Church Street,
Inverness IV1 1ED.
Tel: (01463) 253911.
Fax: (01463) 711083.
E-MAIL: lburns@solicitorsinverness.com

POSSIBLE ALTERNATIVE

If interest is registered early enough it may be possible to change the design to the developer's alternative (see details below). Further information regarding this can be obtained upon request.

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.

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