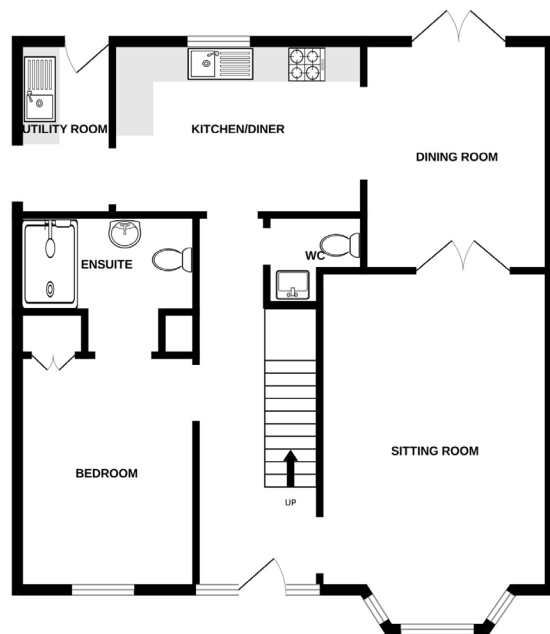
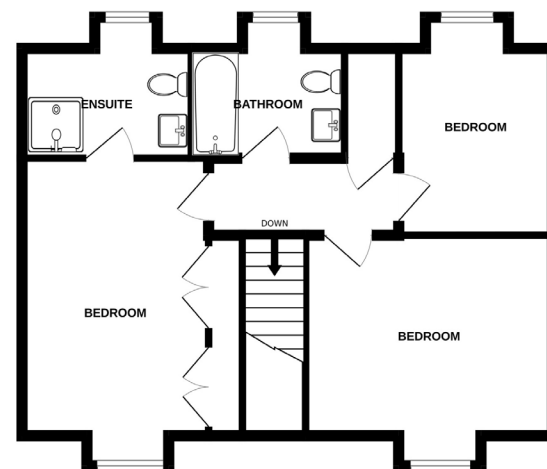


GROUND FLOOR



1ST FLOOR



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

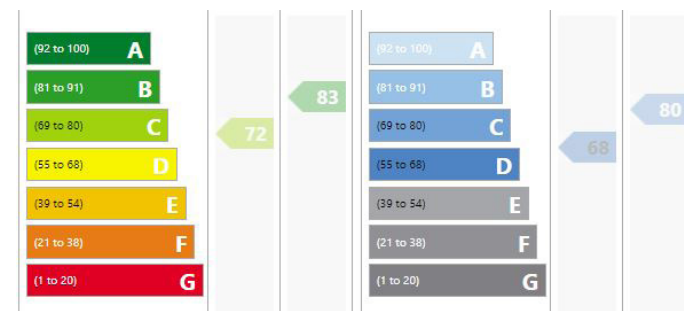
Entry

By mutual agreement.

Home Report

Home Report Valuation - £300,000

A full Home Report is available via Munro & Noble Website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

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.



10 Priory Crescent Beauly IV4 7GE

An immaculate four bedroomed, detached villa, with attached single garage, located within a cul-de-sac in the popular village of Beauly.

OFFERS OVER £300,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Kitchen



Dining Room



Bedroom One



En-Suite Shower Room





Lounge



Bedroom Two

Property Description

10 Priory Crescent is a four bedroomed detached villa located in the village of Beaulay, within easy commuting distance of the city of Inverness. Occupying a generous corner plot, viewing of this detached villa is recommended to fully appreciate the size, condition and flexibility of the accommodation on offer, as this property would suit anyone looking for a family sized home. The ground floor accommodation consists of an entrance hall with ample storage provisions, a bright and spacious double bedroom with fitted wardrobes and a modern en-suite shower room, a kitchen with utility room off and a dining room which has double doors leading to the lounge which is the heart of the home with its feature bay window and wood burning stove. The stylish kitchen has room for informal dining and comprises sleek wall and base mounted units with quartz worktops and has complimentary splashback tiling, a 1 ½ bowl stainless steel sink with mixer tap and has an integrated dishwasher, and a Smeg electric oven and hob with extractor fan over. The utility room also has wall and base mounted units, a stainless steel sink with mixer tap and space for under counter appliances and from here, the rear garden can be accessed along with the garage. The accommodation on the first floor comprises a bright and airy double bedroom (which has fitted wardrobes and a en-suite shower room), a family bathroom and two further bedrooms. The family bathroom is fitted with a three piece suite comprising a WC, a wash hand basin and a bathtub with mains shower over. Further pleasing features include double glazing and oil fired central heating. Externally, the villa has a wraparound garden, with the rear elevation being a combination of lawn and as a well-placed decking area, which is positioned perfectly to enjoy the sunshine. Sited here is a garden shed and a log store. The front elevation is laid to lawn, is enclosed by wooden fencing and has a driveway providing ample space for parking, which leads to the attached single garage that has shelving, power, lighting, an electric door with remote control and a pedestrian door leading to the rear elevation. Beaulay itself boasts a charming village centre offering a good range of amenities including shops, hotels, a Post Office within a filling station and a delicatessen. Primary schooling can be found within the village and secondary schooling can be found in Inverness approx. 13 miles away. There is a regular bus service to and from Inverness City Centre and Beaulay also boasts a train station.



Bedroom Three



Bathroom

- Rooms & Dimensions**
- Entrance Hall
 - Lounge
Approx 4.96m x 3.93m
 - Dining Room
Approx 3.00m x 3.87m
 - Kitchen
Approx 2.88m x 4.05m
 - Utility Room
Approx 1.68m x 2.83m
 - WC
Approx 1.45m x 1.51m
 - Bedroom Two
Approx 3.73m x 2.85m
 - En-Suite Shower Room Two
Approx 1.19m x 2.72m
 - Landing
 - Bedroom One
Approx 4.46m x 3.03m
 - En-suite Shower Room One
Approx 2.27m x 2.56m
 - Bathroom
Approx 2.56m x 2.18m
 - Bedroom Three
Approx 3.91m x 3.67m
 - Bedroom Four
Approx 2.87m x 3.06m
 - Garage
Approx 3.06m x 6.01m



En-Suite Shower Room Two

