

#### 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

E

#### Viewing

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

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £280,000

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



### An-T-Sealladh, 9 Bencharin View Cannich IV4 7LJ

A two/three bedroomed, detached bungalow with conservatory, located in Cannich that is fully double glazed and has a garage and gardens.

**OFFERS OVER £270,000**

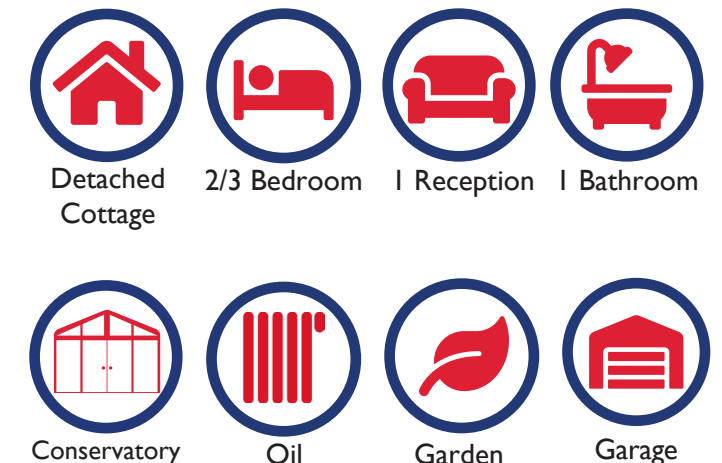
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



**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.



Kitchen



Conservatory











**Property Description**

An-T-Sealladh is spacious, two/three bedroomed detached bungalow that occupies a generous plot in the village of Cannich and enjoys panoramic views across the neighbouring countryside. The property has a number of pleasing features including a dressing room, a well-placed conservatory, oil fired central heating, double glazed windows, gardens and a garage. The accommodation is spread over one floor and consists of an entrance vestibule, an entrance hall, off which can be found a large open plan lounge/dining room with a feature electric fire, as well as having sliding patio doors which open onto the conservatory, a fitted kitchen, a family bathroom, two double bedrooms, both of which have fitted wardrobes with mirrored sliding doors, a dressing room, and a study (which could be utilised as a third bedroom) The good-sized kitchen has an abundance of storage and is fitted with wall and base mounted units with worktops, has two sinks with mixer taps, complimentary splashbacks and an integral Rangemaster with extractor fan over. Whites goods located here and included in the sale consist of a dishwasher, fridge/freezer, washing machine and tumble dryer. Providing ample storage, the fully tiled bathroom boasts a jacuzzi bath, a shower cubicle with mains shower, a WC and a wash hand basin within a vanity unit. This room can be accessed from the hallway and bedroom two. The garden grounds surround the property, and is fully enclosed by timber fencing. Gated access to the side elevation leads to a gravel driveway which offers ample off-street parking and give access to the single garage (which is attached to a neighbouring garage) which has power and lighting. The garden has been planted with a wide variety of mature trees, plants and shrubs, making this a haven for keen gardeners and is predominantly laid to patio and gravel. Local amenities in Cannich include a primary school, a village shop, a post office, a restaurant and a village hall. Secondary schooling is located in Drumnadrochit which is 12 miles away. Beauly (which is approx. 17 miles away) and Drumnadrochit both offer a larger range of services to include a bank and a supermarket in Beauly and Medical Centres hotels, restaurants and petrol stations in both locations. A full range of City Centre amenities can be found in Inverness, which is within commuting distance from the property.



- Rooms & Dimensions**
- Entrance hall
  - Lounge/Dining Room  
Approx 8.40m x 5.88m
  - Conservatory  
Approx 2.96m x 3.82m
  - Kitchen  
Approx 6.12m x 3.29m
  - Study  
Approx 1.98m x 3.26m
  - Dressing Room  
Approx 3.26m x 2.40m
  - Bedroom Two  
Approx 3.26m x 3.00m
  - Bedroom One  
Approx 3.16m x 3.36m
  - Bathroom  
Approx 3.28m x 2.97m
  - Garage  
Approx 3.29mx 5.54m

