

Gruinard,
Station Road, Beauly IV4 7EQ

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 **Bell
Ingram**

A beautifully presented six-bedroom, stone-built villa situated in a central location in the desirable market town of Beaulay in the Scottish Highlands

- **Maintained to a high standard and tastefully decorated retaining original features throughout**
- **Large, enclosed garden grounds**
- **Superb family home with Bed and Breakfast potential**



Location

Gruinard is set in a central location within walking distance of all the amenities Beaulay has to offer.

Beaulay has a wide range of amenities including two doctors' surgeries, an optician, and a chemist, two supermarkets, a number of stylish gift shops, a garage with a post office, a butcher, a greengrocer, a baker, a popular delicatessen and an ironmonger. There is also a Primary School and a village hall which offers activities for all ages. Inverness is approximately 16 miles away where there are additional shopping and recreational facilities.

Regular train and bus services run to Inverness from Beaulay. Inverness Airport offers daily, national, and international flights.

Directions

From the Bell Ingram office in Beaulay head west along Station Road for 0.1 miles and Gruinard is on the left.

What3Words ///mural.solo.december

Description

Gruinard is a delightful, traditional property which presents very well. It has spacious rooms with high ceilings and original features which add to its charm. Gruinard has been tastefully decorated throughout. It has sash and case windows and gas central heating. The property is a fabulous family home and has bed and breakfast potential.

A gravel driveway leads to the front of the property where a covered entrance with decorative tiled flooring leads to the hardwood front door to the vestibule which has plenty of space for coats and boots.

A half-glazed door opens to the hallway which gives access to the dining room and sitting room.



The sitting room is to the left of the hall and has a large bay window to the front. There is a feature fireplace with open fire on tiled hearth with tiled surround and wooden mantle.

The dining room sits to the right of the hall and has a polished wooden floor and a large bay window to the front overlooking the garden. There is a feature fireplace with tiling around and wooden mantle.

A door leads from the hall to the dining/kitchen. The kitchen has a good range of country style units in oak with wooden worksurface. There is a built-in fridge freezer and dishwasher. Also, a gas oven with five ring gas hob and extractor over. There is a lovely traditional fireplace in stone with slate hearth housing a Morso multi fuel stove. The dining area has plenty of room for a large dining table and has a window to the rear overlooking the back garden. There is a built-in pantry offering extra storage. An external door leads to the garden.

A door leads from the kitchen to a double bedroom which has a good range of fitted wardrobes and an en-suite shower room with two-piece suite in white comprising WC, wash hand basin and large shower with electric shower over and wet wall panelling around. Adjacent to the bedroom is a sunroom which is fully glazed and has a door to the garden.



Returning to the hall and a staircase rises to the upper floor, at the half turn there is a family bathroom with three piece suite and white comprising, WC, wash hand basin and bath with tiling around and also a shower room with two-piece suite in white comprising WC, wash hand basin a shower cubicle with wet wall panelling and mains shower.

The staircase continues up to the first-floor landing, which gives access to the remaining bedrooms.

Bedroom one is a double room which has a window to the rear overlooking the garden. It has a wash and basin over a vanity unit and a feature cast iron fireplace with tiled surround.

Bedroom two is a spacious room with a built-in wardrobe and a feature fireplace. It has a wash hand basin over a vanity unit and a large bay window which overlooks the front garden.

Bedroom three sits to the front of the property is a single room with a window overlooking the front garden.

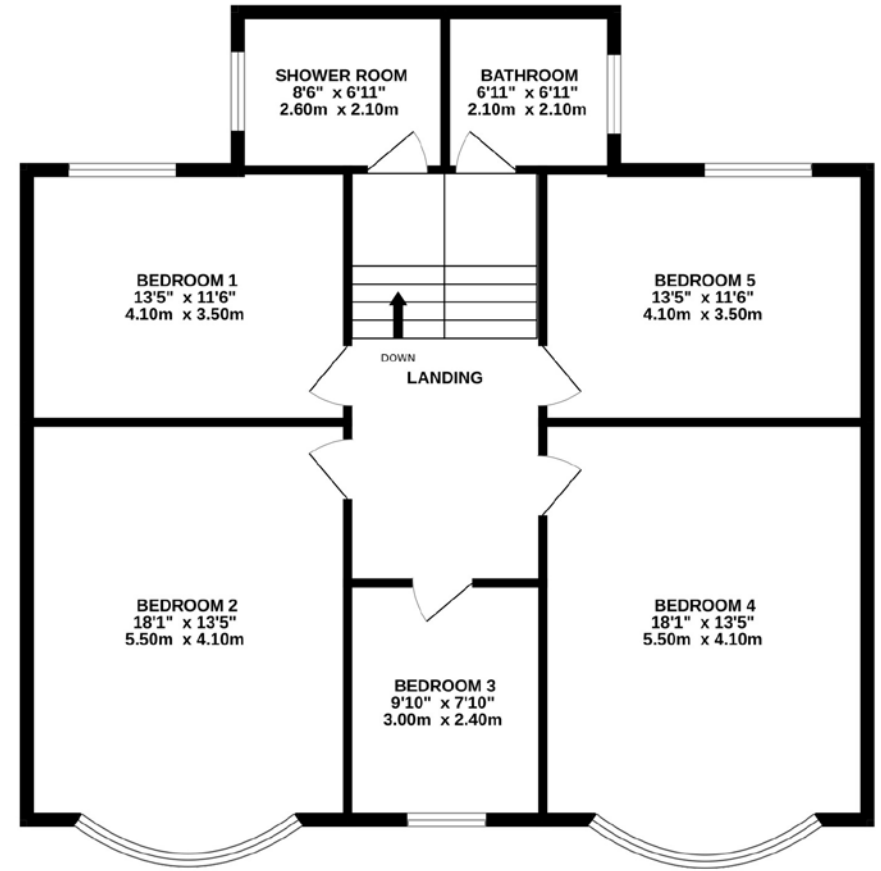
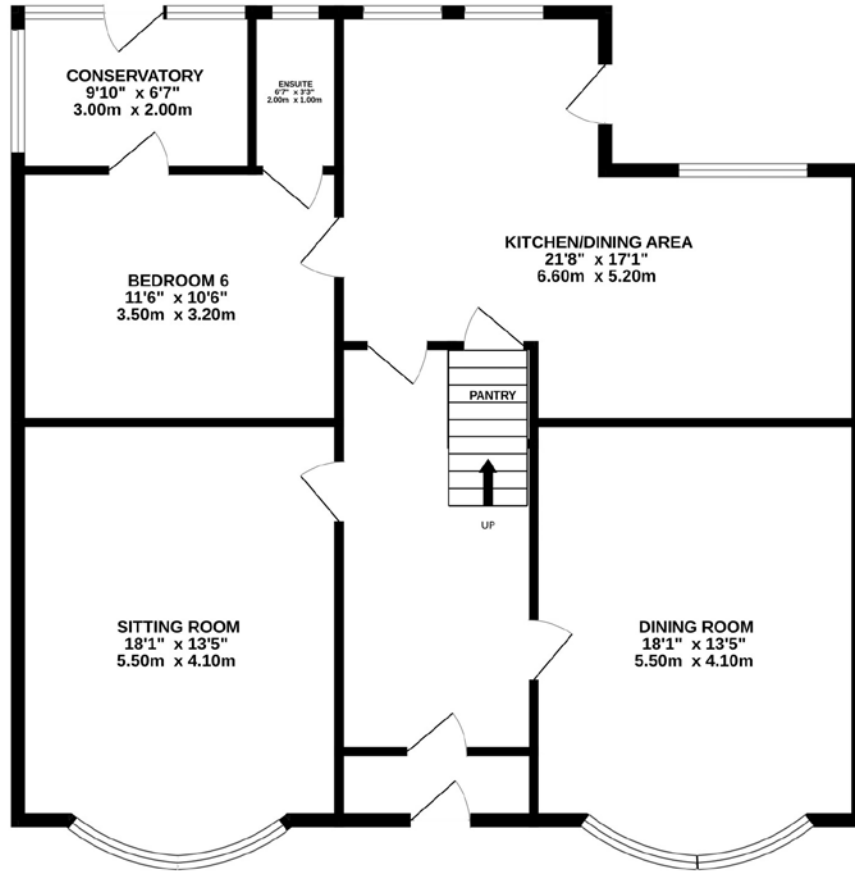
Bedroom four is another large double room which mirrors bedroom one and





GROUND FLOOR

1ST FLOOR



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completing the internal accommodation is bedroom five, which is another double room which sits to the rear of the property and has a window overlooking the back garden. It also has a sink over a vanity unit and a feature cast iron fireplace on a tiled hearth with wooden surround.

External

Gruinard is accessed by a gravel driveway which leads to a large gravel parking area for several vehicles. The front garden is bounded by a stone wall and has two lawned areas with mature trees and shrubs.

The gravel driveway runs around the side of the property to the gated rear garden where there is a double garage. There is a further gravel area to the rear of property offering extra parking.

The private garden has a decked area and a patio with a seating area. It is mainly laid to lawn with a children's playhouse and wooden shed. There are mature trees and bushes and an ornamental pond. It is bounded by walls and fencing.

Services

Mains water and drainage

Gas central heating

Drainage to septic tank

Council Tax Band F

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