



Carse House

East End, Beauly, Highland, IV4 7DF
bellingram.co.uk

 **Bell Ingram**

Introduction

A well presented four-bedroom, stone-built semi-detached property situated in a central location, in the desirable market town of Beauly in the Scottish Highlands.

Carse House is an attractive and imposing stone built property set over three floors, with spacious rooms throughout. It is well-maintained and retains some original features. It is fully double glazed throughout.

Heating is provided by an open fire with a back boiler supplying radiators throughout, along with electric oil radiators/heaters when required. Works are due to be completed on the East gable end of the property in June 2025.

The property is accessed at street level, off a quiet street in the pretty village of Beauly. A half glazed wooden door leads into an entrance hallway.



To the right access can be gained into the sitting room. The comfortable sitting room has laminate wood flooring and a stone fireplace with wooden mantle, plus two bay windows.

Returning to the entrance hallway and turning right, a corridor leads towards the dining room and kitchen. Within this corridor is a spacious double cupboard with shelving and hanging space, plus an additional cupboard.

Continuing round a bright 'L' shaped corridor, you reach the large dining room with stone tile flooring. The dining room has three windows allowing plenty of natural light.

The kitchen can be found off the dining room. The compact kitchen has ample floor and wall units in blue.

The kitchen features a built-in Neff oven and electric Neff hob, plus space for a fridge and a washing machine. There is also space for a microwave set into the wall. The kitchen could be extended into the dining room area should owners wish to create a larger kitchen space.

Returning to the entrance hallway and a carpeted stairway leads to the first floor. From the landing, a short corridor takes you to the left to a large double bedroom with ample storage space plus a built-in cupboard with hanging space.

The shower room has a white tiled floor and tiled walls to half height from the ceiling. Includes WC and wash hand basin, a shower unit with electric Mira shower plus a heated towel rail. There is built-in shelving and cupboard.

Returning through the hallway, two cupboards can be found on the landing area.



The second bedroom is an attractive, spacious double room with a large window plus two storage cupboards, one with hanging space the other containing the hot water tank.

The second bathroom is off the landing. This is an attractive bathroom with three piece suite comprising WC, wash hand basin and bath tub with electric Mira shower over, plus heated towel rail. It is fully tiled with marble effect cream and blue tiles.

Bedroom three is found on the third floor, reached via a second set of carpeted stairs. At the top of the stairs is a large storage cupboard. This is a large double room with two large windows affording plenty of natural light.

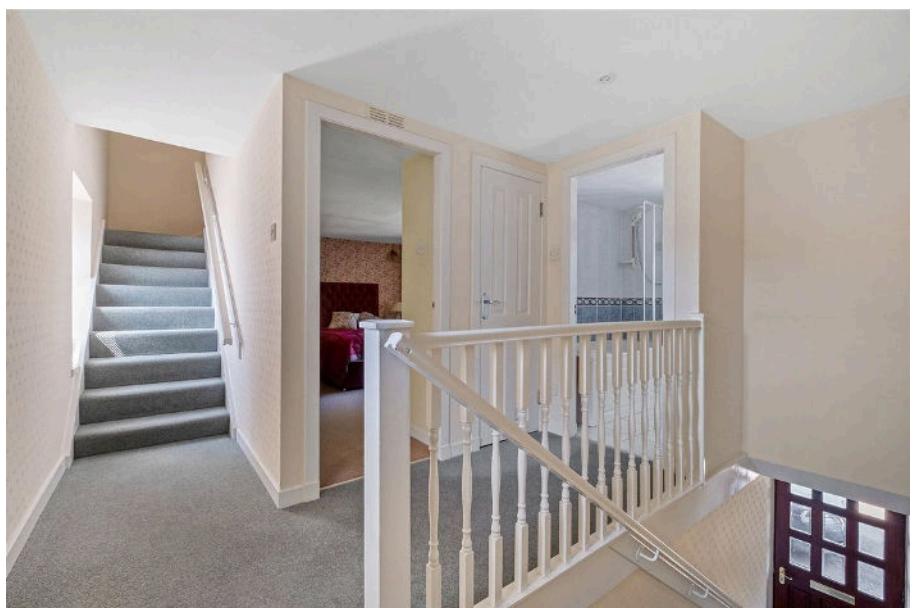
A door from bedroom three allows access into an adjacent room. This is currently set to a twin bedroom, however would suit an office / study or similar space. There is a cupboard on the back wall.

External

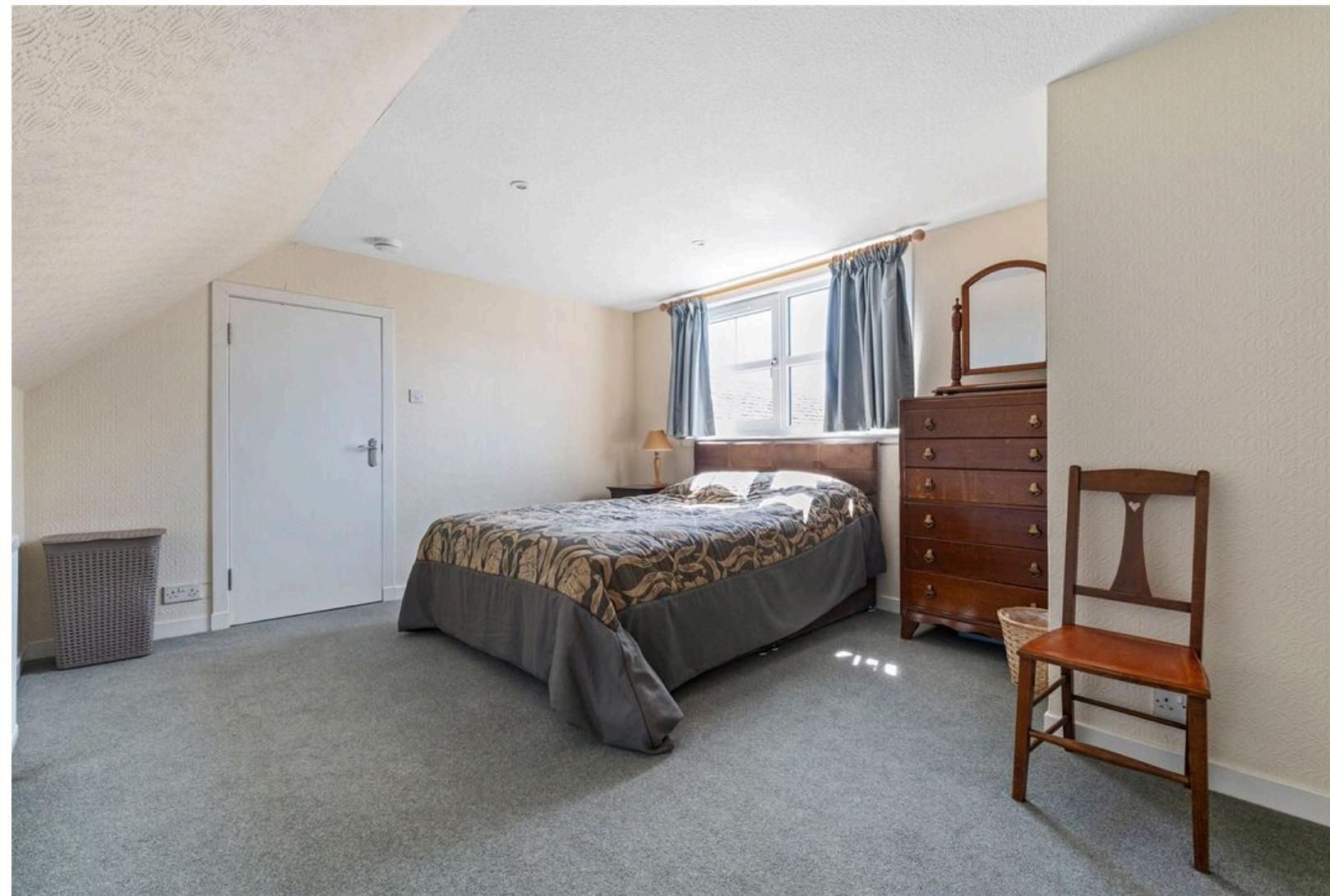
A private, spacious and attractive garden is set opposite the property, across the street. This is a wonderful space which is easy to maintain and allows ample room for outdoor seating, providing a great space to enjoy the sun.

The front area is laid to lawn and has a short stone wall and iron gates to allow access. The garden continues through to the rear area which is also laid to lawn and surrounded by mature hedging. There are two sheds and space to build additional outbuildings if so desired.

There is on-street parking available to the front of the property, plus space within the garden.





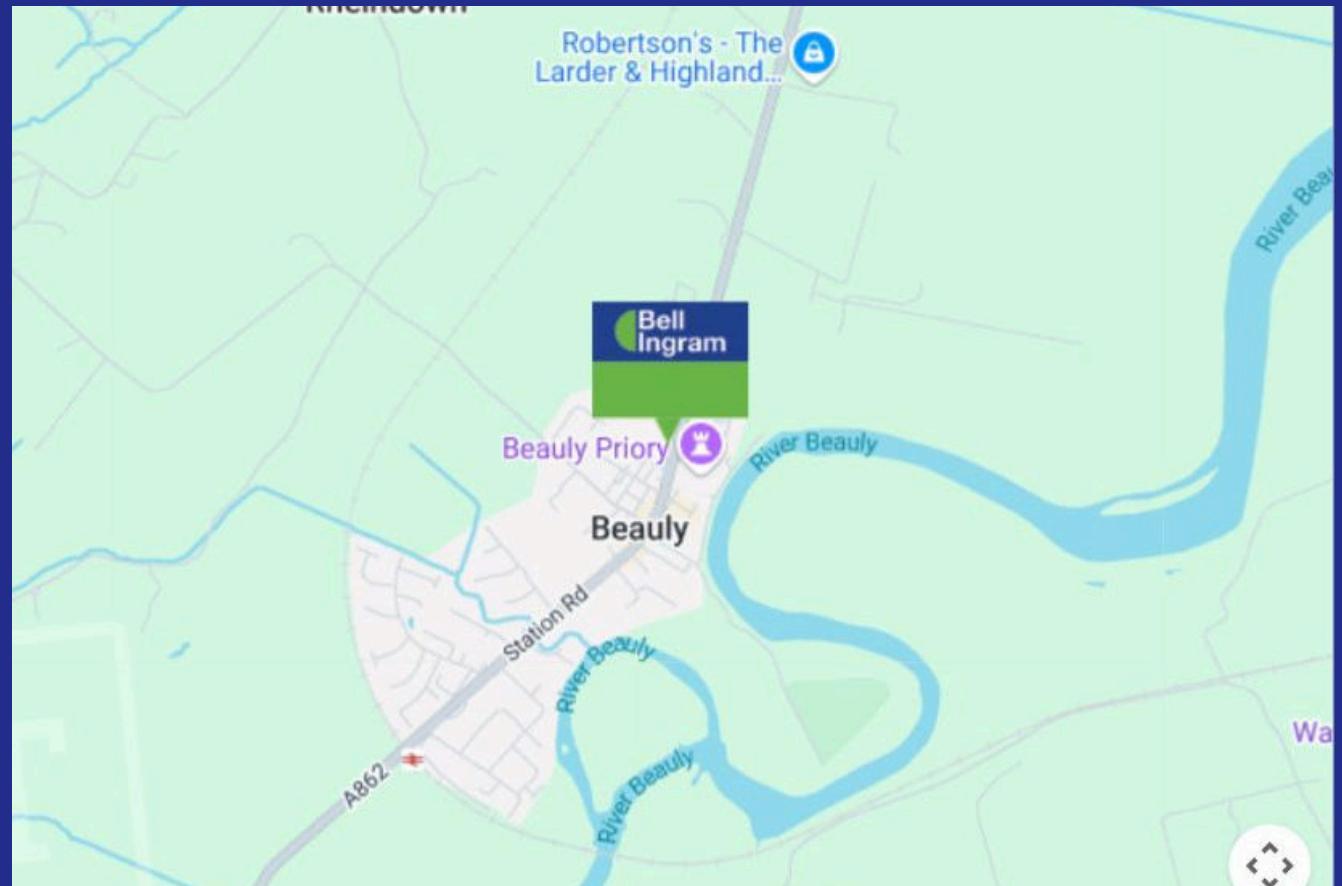


Location

Carse House is set in an attractive and quiet location, on a small side street, within easy walking distance of all the amenities Beauly has to offer.

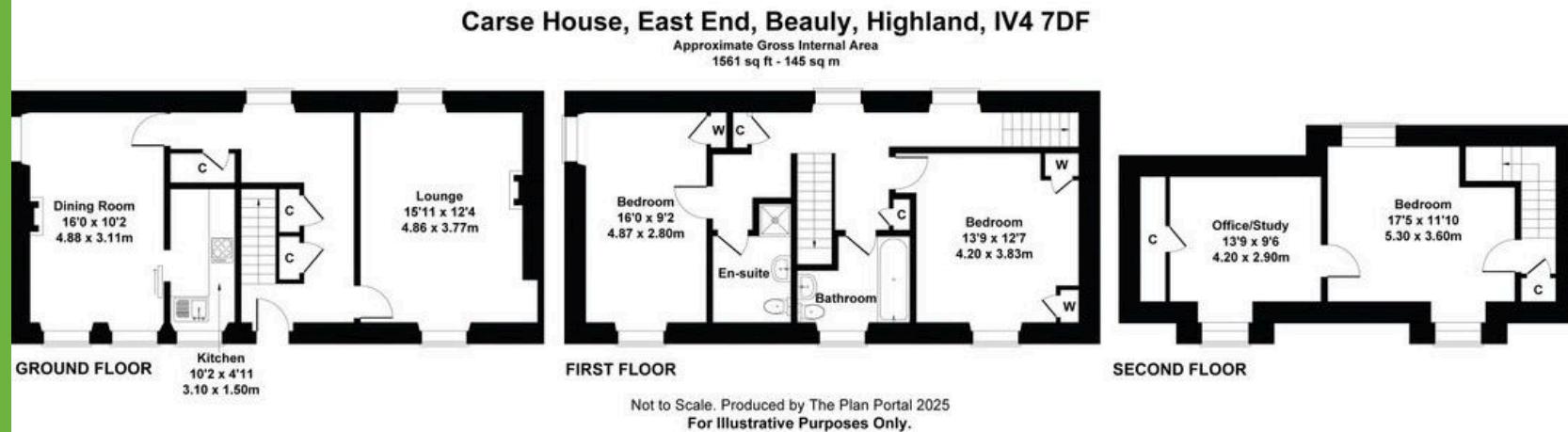
Beauly has a wide range of amenities including two doctors' surgeries, an optician, vets, a chemist, two supermarkets, a number of stylish gift shops, a garage with a post office, a butcher, a greengrocer, a baker, a popular delicatessen and an ironmonger. There is also a Primary School and a village 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 Beauly. Inverness Airport offers daily, national, and international flights.



Plans

145 sq m



Details

Local Authority

Highlands and Islands Council

Council Tax

Band = D

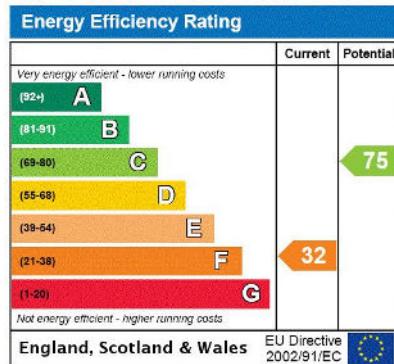
Tenure

Freehold

EPC

EPC Rating = F

Carse House



Services & Additional Information

Mains water and drainage

Directions

From the Bell Ingram office in Beauly, turn left and head along High Street for 200 yards until you reach The Old School Beauly. Turn left opposite here, and Carse House is the second property on the left.

What3Words //factory.averts.precluded

East End, Beauly, Highland, IV4 7DF

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