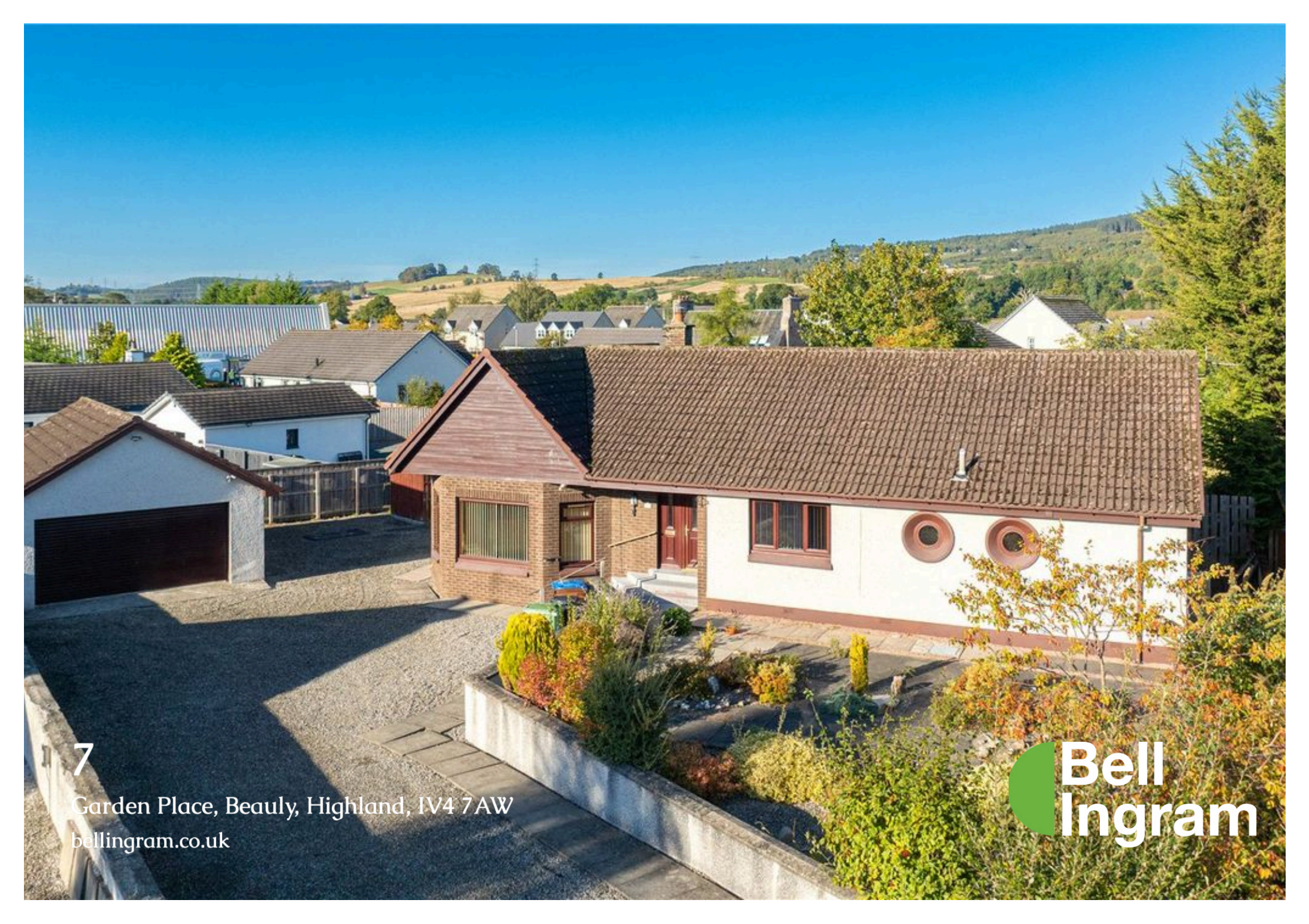




7

Garden Place, Beauly, Highland, IV4 7AW
bellingram.co.uk

 **Bell
Ingram**

Introduction

Spacious two-bedroom bungalow set in a quiet position in a popular residential development in Beaulieu which is very well presented throughout.



7 Garden Place is a lovely two-bedroom bungalow which offers spacious living accommodation. It is tastefully decorated throughout and is fully double glazed and has oil fired central heating.

From the driveway, steps lead to a UPVC door to the entrance porch which has a built-in coat cupboard. A half-glazed door leads to the main hallway. To the left is a door to the living room. Three steps take you down to this spacious room which has three windows to the front overlooking the front garden and patio doors to the rear to the back garden. The sitting room has a wooden floor and a feature fireplace with wood burning stove with brick surround.

Three steps lead to the dining room which has a window overlooking the back garden. An archway takes you to the modern kitchen which has a good range of units and cream with granite effect worksurface. There is a Samsung fridge freezer, Electrolux eye level oven and grill and four ring ceramic hob with extractor over. A window overlooks the rear garden, and a half-glazed door opens to the utility room where there is plumbing for a washing machine. There is a large storage cupboard and a door to the garden.



The hallway has two built in storage cupboards. Bedroom one sits to the end of the hall. This is a very large double room with a window to the rear overlooking the garden. It has a dressing area with triple floor to ceiling mirrored wardrobes offering plenty of storage. There is an en-suite shower room with WC, wash hand basin and shower cubicle with wet wall panelling around.

The main shower room sits off the hall and has a WC and wash hand basin in white and a shower area with wet wall panelling around in electric shower over. The shower room is tiled to half height.

Finally, bedroom two is another double room with a free-standing pine wardrobe and a window to the front overlooking the gardens.

External

The property has a gravelled driveway which leads to the garage and a parking area. The front garden is mainly paved for easy maintenance. It has planted areas with ornamental shrubs.

The back garden is mainly laid to lawn with planted beds; it has wooden fencing and hedging and is secure. There is a path which leads from the back door down to a pergola which is a lovely seating area for enjoying the privacy of the garden.

There is a double garage a large workbench and shed. The garage has power and an electric door.

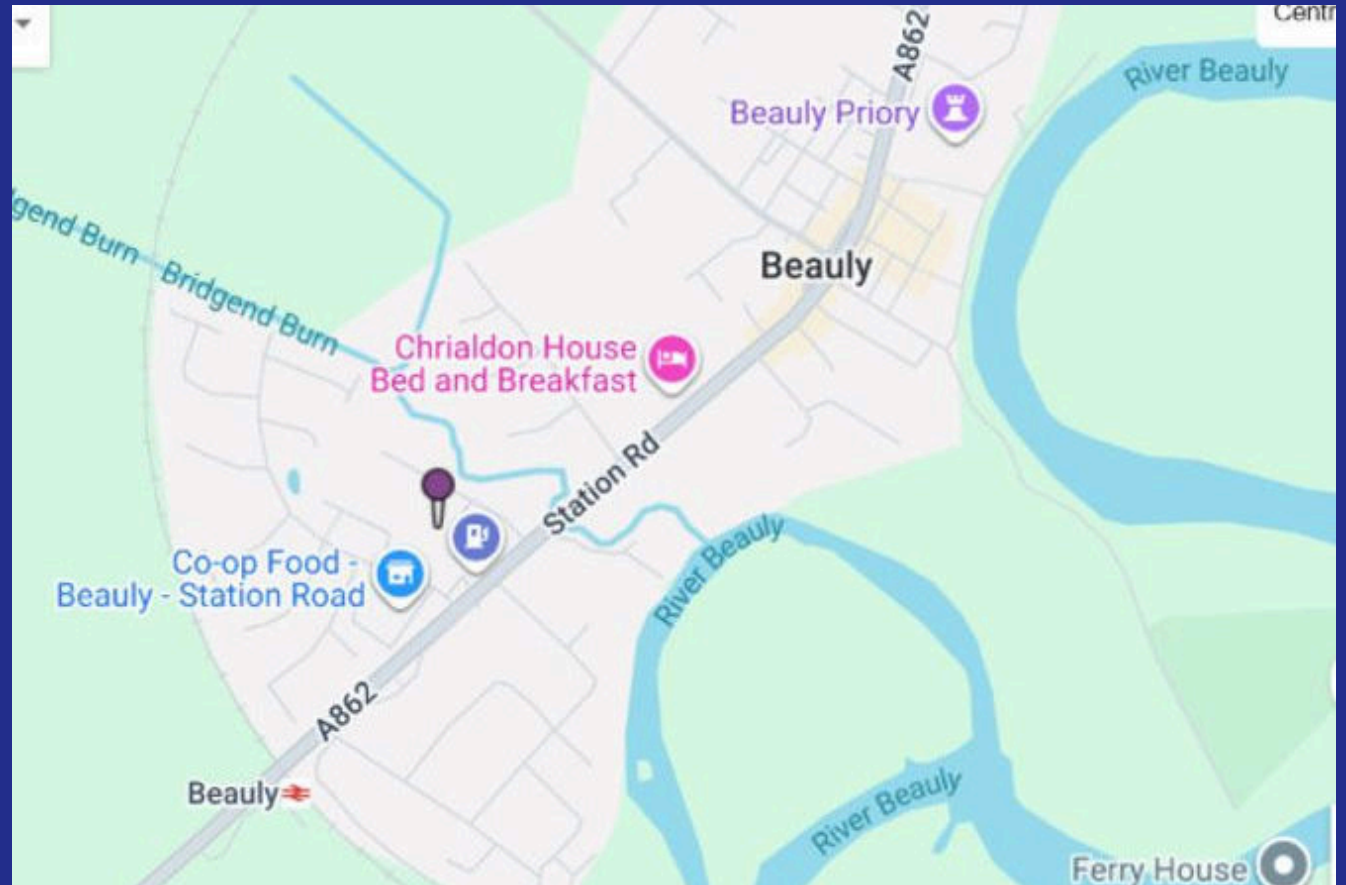






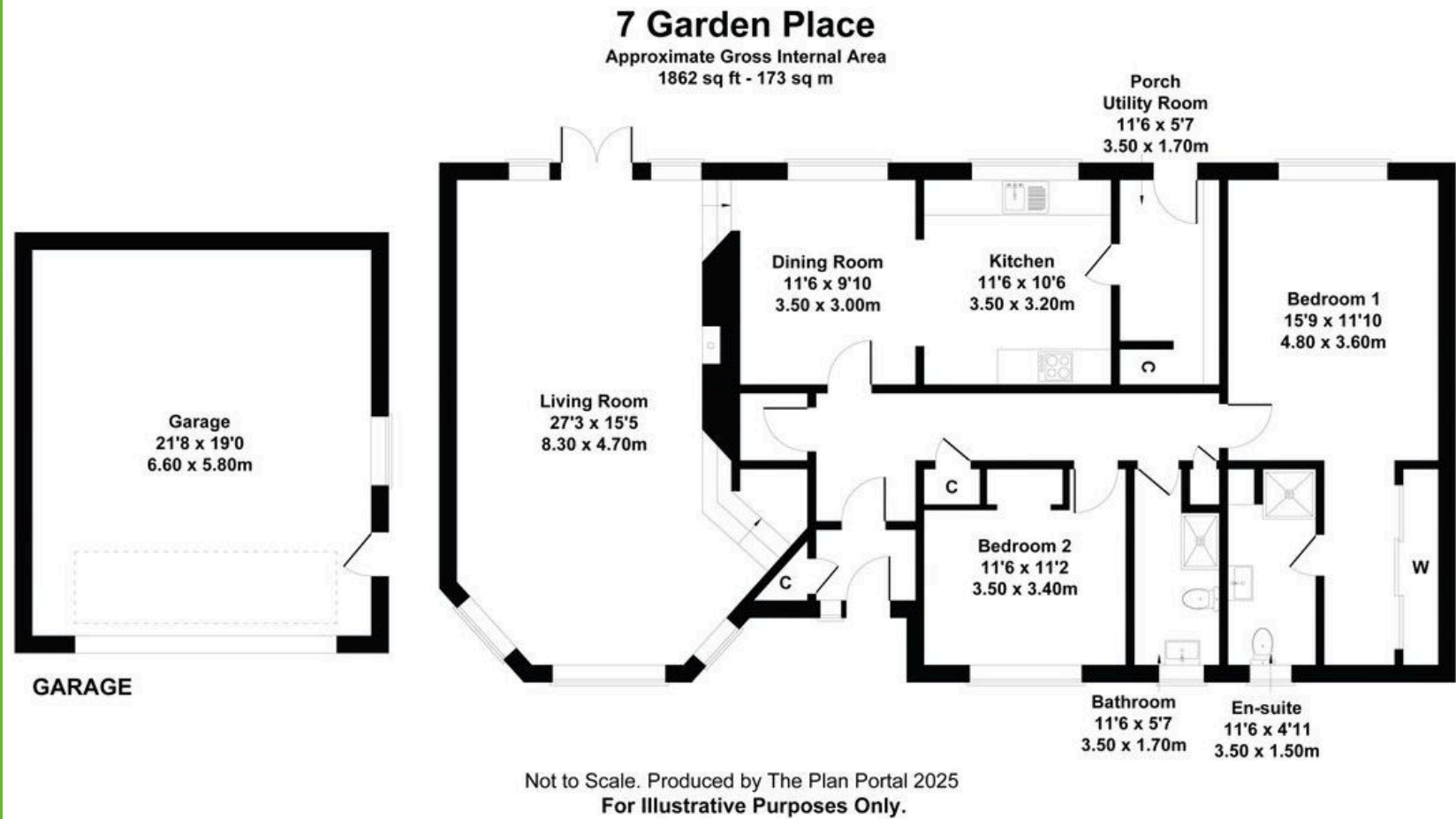
Location

7 Garden Place sits to the end of a cul-de-sac in a quiet residential area, this ensures there is little passing traffic. It is within walking distance of all the amenities Beaulieu has to offer. Beaulieu 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 Beaulieu. Inverness Airport offers daily, national, and international flights.



Plans

173 square meters



Details

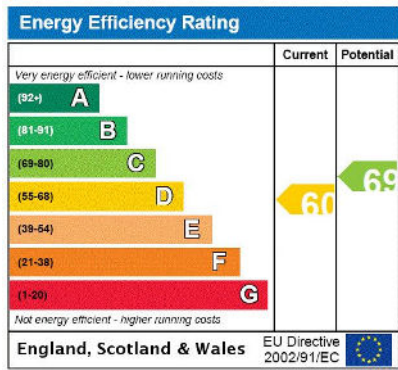
Local Authority
Highlands and Islands Council

Council Tax
Band = F

Tenure
Freehold

EPC
EPC Rating = D

7 Garden Place



Services & Additional Information

Mains water, electricity and drainage.

Directions

From the Bell Ingram office in Beauly head west along Station Road for 0.3 miles until you reach a right turn onto Garden Place. Take the first left turn and number 7 is at the end of the road to the right.
What3Words ///relieves.idea.strong

Garden Place, Beauly, Highland, IV4 7AW

Offers Over £300,000



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