



Dun Alasdair

1 Garden Place, Beauly, Highland, IV4 7AW

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Introduction

Spacious three-bedroom, detached bungalow set in a popular residential development in Beauly, within easy walking distance of village amenities.

Dun Alasdair is a spacious three-bedroom bungalow which offers generous living accommodation. It is decorated in neutral colours throughout and is fully double glazed. It has oil fired central heating with an open fire in the sitting room.



A paved path runs from the parking area to the UPVC front door which opens into the entrance vestibule which has wooden flooring. A glazed door leads through to the main hall.

To the right, a glazed door opens into the sitting room, which has a window to the front and features an open fire set on a tiled hearth with tiled surround. A further glazed door leads from the sitting room to the dining room, which includes a fitted storage cupboard and a window to the side. From the dining room, a door opens into the kitchen.

The kitchen is fitted with a modern range of cream floor and wall units with wood effect worksurface incorporating a ceramic hob. There is a built-in electric oven and space for a fridge and freezer. A pantry provides excellent additional storage. There is also space for a breakfast table.

The kitchen leads to a utility room, which houses the washing machine and has space for a tumble dryer. The utility room includes a sink, built-in storage cupboard, window to the garden, and a door providing access to the rear garden.



Returning to the main hall, to the left is bedroom one, a double room with a window to the front and built-in wardrobes. There is an en-suite shower room which is fully tiled and has a WC, wash hand basin and shower cubicle.

There are two additional built-in storage cupboards off the hall.

The family bathroom is fully tiled and fitted with a WC, wash hand basin and bath with shower over.

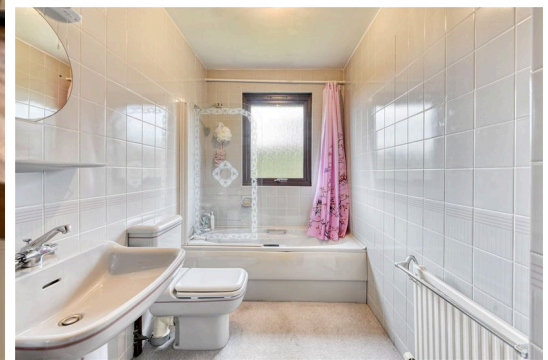
Bedroom two is a further double room with a built-in double wardrobe and window to the rear. Bedroom three, currently used as an office, also has a window to the rear.

External

The property sits within generous garden grounds, predominantly laid to lawn, with a path running around the property. The garden is bounded by a concrete wall and hedging.

There is a garage with a store and additional internal store, along with driveway parking for a further two vehicles.







Location

Dun Alasdair sits in a popular residential area in Beaulie. It is within walking distance of all the amenities Beaulie has to offer and close to a bus stop and the train station.

Beaulie 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 Beaulie. Inverness Airport offers daily, national, and international flights.



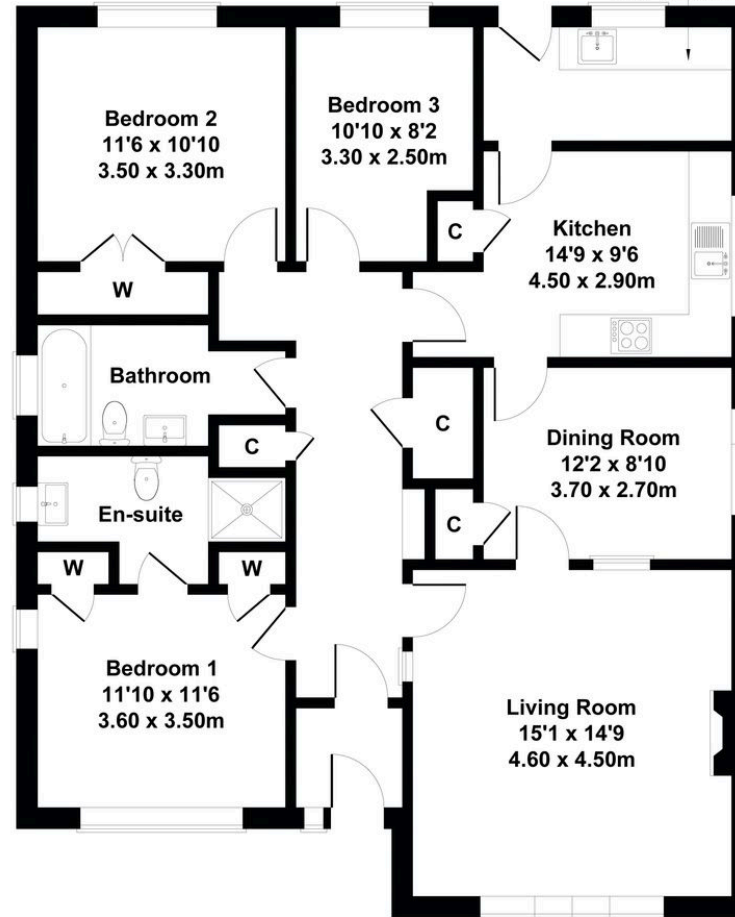
Plans

113 square meters

Dun Alasdair

Approximate Gross Internal Area
1216 sq ft - 113 sq m

Utility
11'6" x 5'3"
3.50 x 1.60m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Details

Local Authority

Highlands and Islands Council

Council Tax

Band = E

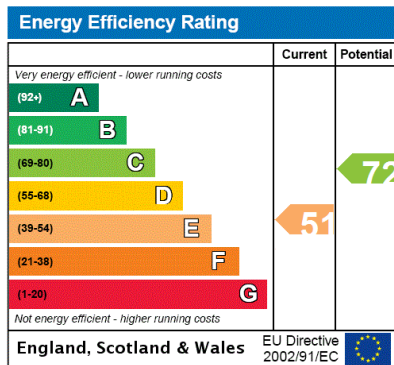
Tenure

Freehold

EPC

EPC Rating = E

Dun Alasdair



Services & Additional Information

Mains water and electricity

Oil fired central heating

Directions

From the Bell Ingram office in Beauly head west along Station Road for 0.3 miles until you reach a right hand turn into Garden Place. Dun Alasdair is the first house on the left and parking is to the rear of the property.

What3Words ///lawns.patio.prettiest

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Offers Over £295,000



Joanne Stennett

Highland

01463 717799

highland@bellingram.co.uk



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