

**50 NEWTON PARK  
KIRKHILL**



**Three bedroom detached bungalow situated in Kirkhill and offering many benefits. *Accommodation:* Entrance Vestibule, Lounge, Kitchen/ Dining Room, Inner Hall, 3 Bedrooms (Master with En Suite) and Bathroom. Gardens to front and rear elevations. Off-road parking.**

**FIXED PRICE £165,000**

HSPC Reference: 27332

***47 Church Street, Inverness***

***Telephone:- 01463 225533 Fax:- 01463 225165***

***E-mail:-[property@munronoble.com](mailto:property@munronoble.com); Web Site - [www.munronoble.com](http://www.munronoble.com)***



INVESTOR IN PEOPLE



## PROPERTY

Located in the village of Kirkhill, this three bedroom detached bungalow offers many features including double glazed windows and gas radiator central heating. The property also benefits from an en suite shower room off the master bedroom, off-road parking and gardens to front and rear elevations. The accommodation is well proportioned throughout and would suit anyone looking for a three bedroom property situated in Kirkhill which is within easy commuting distance by car to Inverness.

## GARDENS

The front garden is mainly laid to grass with a gravel off-road parking area and a driveway leading up the side of the property. The rear garden is also mainly laid to grass.



## LOCATION

The village of Kirkhill is approximately 8 miles from Inverness making this an excellent place to commute from. There is a post office in the village as well as a primary school. Secondary schooling can be found in Inverness to which there is a bus link. A bus service runs to both Dingwall and Inverness where a wide range of shops and services can be found.

## GENERAL DESCRIPTION

**ENTRANCE VESTIBULE:** The entrance vestibule is via the front door and has a door giving access to the lounge.

**LOUNGE:** Approx 3.88m x 4.94m (12'08" x 16'02") The lounge is accessed via the entrance vestibule and has a window to the front elevation, radiator and feature electric fire with wooden surround. There are doors giving access to the kitchen/ dining room and the inner hallway.

**KITCHEN/ DINING ROOM:** Approx 3.19m x 4.46m (10'05" x 14'07")

The kitchen/ dining room has windows to front and side elevations and is fitted with base and wall

mounted units with worktops, sink/ drainer, plumbing for an automatic washing machine and dishwasher, and a free standing gas cooker. There is a door to the side elevation.

**INNER HALLWAY:** The inner hallway is accessed via the lounge and has doors giving access to the bathroom and all three bedrooms. Access to loft space. Linen cupboard.

**BEDROOM 1:** Approx 2.97m x 4.21m (09'09" x 13'09") Bedroom 1 is accessed via the inner hall and has a window to the rear elevation, fitted wardrobes, a radiator and access to the en suite shower room.

**EN SUITE SHOWER ROOM:** Approx 2.15m x 1.44m (07'00" x 04'08")

The en suite shower room is fitted with a shower cubicle, pedestal wash hand basin and wc. There is a window to the side elevation.

**BEDROOM 2:** Approx 2.98m x 2.96m (09'09" x 09'08") Bedroom 2 is accessed via the inner hall and has a window to the rear elevation, a radiator and fitted wardrobes with sliding mirror doors.

**BEDROOM 3:** Approx 2.56m x 2.63m (08'04" x 08'07") Bedroom 3 is accessed via the inner hall and has a window to the side elevation and a radiator.

**BATHROOM:** Approx 2.00m x 1.70m (06'06" x 05'07") The bathroom is accessed via the inner hall and has a window to the side elevation and a radiator. This room is fitted with a three piece suite comprising a bath, wc and wash hand basin.

**EXTRAS:** All fitted carpets and floor coverings.

**SERVICES:** Mains electricity, water and drainage; metered Calor gas.

**ENTRY:** By mutual agreement.

**VIEWING:** Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533.

**POSTCODE:** IV5 7QB.



© Crown copyright. All rights reserved. Licence number SR100001230

**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**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.

## Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.