



**Harper
Macleod LLP**
Estate Agents & Solicitors



Taigh A'Mharaiche , Inverness, IV3 8RL

Offers over £230,000

Peace and tranquillity are enjoyed from this charming 2 bedroom bungalow situated in approximately 0.92 acres or thereby, situated in a semi-rural location, approximately 5 miles west of Inverness.

The home is well laid out to provide comfortable living accommodation and is in excellent condition throughout.

This is a fabulous location for those enjoying the great outdoors with beautiful walks through the woods nearby.

The accommodation comprises a vestibule, hallway, lounge with open fire, large family kitchen, utility room, two bedrooms and bathroom. The home has quality fittings and fixtures to include oak doors, engineering oak flooring and a bespoke oak kitchen with Belfast sink.

Primary School pupils attend Kirkhill Primary School and second pupils attend Charleston Academy.

The City of Inverness is within a short commute and benefits from an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road, rail and air with Inverness Airport offering national and European flights.

Viewing highly recommended.

Vestibule

4'10" x 4'11" (1.49m x 1.50m)

Entrance door and glazed door to hallway. Engineered oak flooring.

L-shaped hallway

10'6" x 4'11" x 9'0" x 3'7" (3.21m x 1.50m x 2.76m x 1.11m)

Doors to lounge, kitchen, bathroom and two bedrooms. Hatch to roof space. Smoke alarm. Engineered oak flooring.

Lounge

16'8" x 11'9" (5.09m x 3.60m)

Window to front. Granite fireplace with open fire. T.V. point. Carpet.

Kitchen

12'5" x 16'8" (3.81m x 5.10m)

Window to side. Bespoke oak units with granite worktop and Belfast sink. Free standing LPG gas cooker with five rings. Extractor. Spotlights. Marmoleum flooring.

Utility room

5'6" x 6'10" (1.68m x 2.10m)

Window to rear and door to side. Boulter Camray 5 oil boiler. Plumbed for washing machine. Wall mounted electric board. Pulley. Extractor. Marmoleum flooring.

Bathroom

5'2" x 8'5" (1.58m x 2.59m)

Window to rear. White WC and pedestal wash hand basin with mirror above. Bath with mains shower above, tiled surround and curtain rail. Spotlights. Extractor. Marmoleum flooring.

Bedroom 1

11'9" x 11'3" (3.59m x 3.43m)

Window to front. Built-in wardrobe. Carpet.

Bedroom 2

10'10" x 8'6" (3.32m x 2.60m)

Window to rear. Built-in wardrobe. Carpet.

Outbuildings

Wooden garden shed

Garden ground

The property is set in approximately 0.92 acres or thereby.

There is a driveway to the side of the property providing ample off street parking. The garden is mainly laid to lawn at the front and sides of the property with a gravelled area, flower beds, shrubs and trees. There are clothes poles at the rear.

The garden extends beyond the lawn area and has been left in its natural condition with mature woodland.

Extras

All fitted floor coverings and the free standing gas cooker which is served by a bottle gas supply are included in the sale price.

Heating and glazing

Oil fired central heating and double glazing.

Services

Mains electricity and water. Drainage to a septic tank.

EPC Rating D

Council Tax Band D

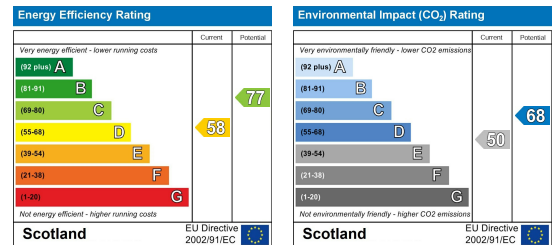






This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.