



**Harper
Macleod LLP**
Estate Agents & Solicitors

Shiloh, Braehead, Black Isle, Avoch, IV9 8QL

Fixed price £320,000



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Peace and tranquillity are enjoyed from this elevated three bedroom detached bungalow, with attached garage, situated in beautifully manicured garden grounds, with partial views of the Moray Firth, in the picturesque harbour village of Avoch on the south-east coast of the Black Isle in the Highlands of Scotland.

The home is decorated in neutral tones and is in immaculate condition with ample storage space throughout.



Entrance vestibule

0.86m x 1.50m

Hallway

4'11" x 11'2" x 3'5" x 27'9" (1.51m x 3.41m
x 1.06m x 8.47m)

Lounge

12'1" x 15'9" (3.69m x 4.81m)

Kitchen

9'4" x 11'5" (2.86m x 3.50m)

Dining room

13'3" x 8'8" (4.04m x 2.65m)

Utility room

5'10" x 7'1" (1.80m x 2.16m)

Bedroom 1

2.98m x 3.46m





- Wet room**
9'3" x 5'5" (2.84m x 1.67m)
- Bedroom 2**
10'4" x 282'1" (3.16m x 86m)
- Bedroom 3**
12'0" x 10'3" (3.66m x 3.14m)
- Outbuildings**
- Garden ground**
- Extras**
- Heating and glazing**
- Services**
- EPC Rating D**
- Council Tax Band E**

The accommodation comprises an entrance vestibule, lounge, dining room, kitchen, utility room with WC, wet room and three double bedrooms. The spacious hallway, with a feature archway, gives access to all the rooms.

There is a single attached garage to the side of the property with ample off street parking, a garden room and potting shed.

The village sits on the A832, just off the A9 and is an ideal location to enjoy the great outdoors. There are beautiful scenic walks in the area and in particular along the old railway line nearby from Avoch to Fortrose.

The village has a harbour, Tennis courts, a variety of shops, hotel, church and primary school. Secondary schooling is available at Fortrose Academy which is approximately 2 miles from Avoch.

The City of Inverness is approximately 12 miles from the village where an extensive range of retail, leisure and business facilities can be found. Inverness Airport offers national and European flights.

Viewing highly recommended.

Accommodation:

Entrance vestibule 0.86m x 1.50m

Entrance door opening into the vestibule. Feature wood panelling to walls. Tiled flooring. Glazed door with side glazed panels opening into the hallway.

Hallway 1.51m x 3.41m x 1.06m x 8.47m

Doors to lounge, dining room, kitchen, utility room, wet room and three bedrooms. Three storage cupboards, one housing the electrics. Hatch to roof space. Smoke alarm. Laminate flooring.

Lounge 3.69m x 4.81m

Window to front with large picture window with views over the garden towards the Moray Firth. Electric fire with wooden fire surround, marble back panel and hearth. Wall lights. Centre light. Laminate flooring.

Kitchen 2.86m x 3.50m

Window to rear. Wall and base units with worktop and tiling. Stainless steel 1 ½ bowl sink with left hand drainer. Integrated Hotpoint ceramic hob, electric oven and extractor. Integrated Beko dishwasher, Beko washing machine, Teka fridge and freezer. PVC white gloss ceiling panels. Spotlights. Heat alarm. Vinyl flooring.

Dining room 4.04m x 2.65m

Window to side. Carpet.

Utility room 1.80m x 2.16m

Window and door to rear. White WC. Base unit, worktop and stainless steel sink with left hand drainer. Beko tumble dryer. Dimplex wall heater. Storage cupboards. Wet wall. Tiled flooring.

Bedroom 1 2.98m x 3.46m

Window to front. Double mirrored wardrobes. Carpet.

Wet room 2.84m x 1.67m

Window to rear. White WC and wash hand basin with mixer tap. Mirror with lights. Shaver socket. Mains shower with wet wall. PVC white gloss ceiling panels. Spotlights. Vertical towel radiator. Extractor. Non slip flooring.

Bedroom 2 3.16m x 2.86m

Window to rear. Double mirrored wardrobe. Carpet.

Bedroom 3 3.66m x 3.14m

Window to front. Double mirrored wardrobes. Carpet.

Outbuildings

Single attached garage

Garden room

Potting shed



Garden ground

There is a lovely decking area to the front of the property with ramp overlooking the established garden, which is mainly laid to lawn with an array of shrubs, and enjoying the beautiful landscape beyond and the partial views of the Moray Firth.

The driveway to the side of the property leading up to the garage provides ample off street parking. There is also a driveway to the side of the garden room.

A paved path leads round to the sides and rear of the property. There are steps at the rear leading up to the garden which has been landscaped for low maintenance with shrubs and trees.

Extras

All fitted floor coverings, blinds, curtains and Beko tumble dryer are included in the sale price.

Heating and glazing

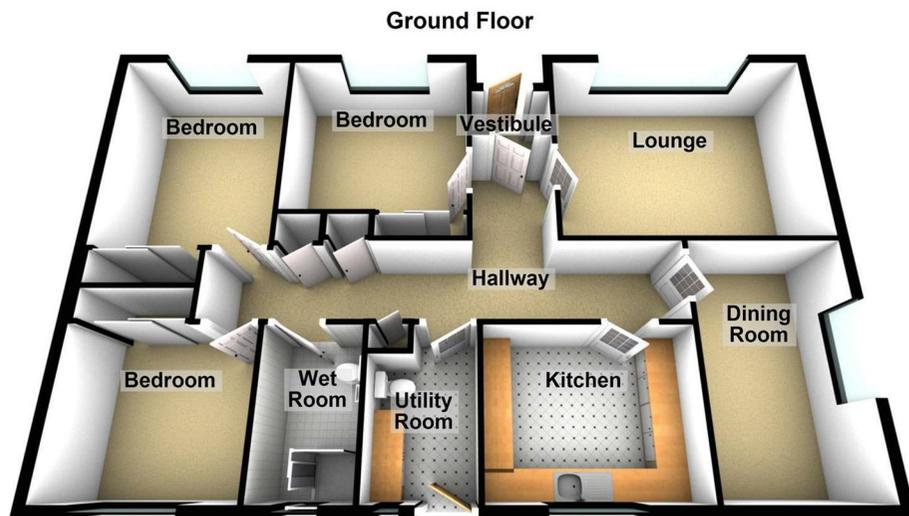
Oil fired central heating and double glazing.

Services

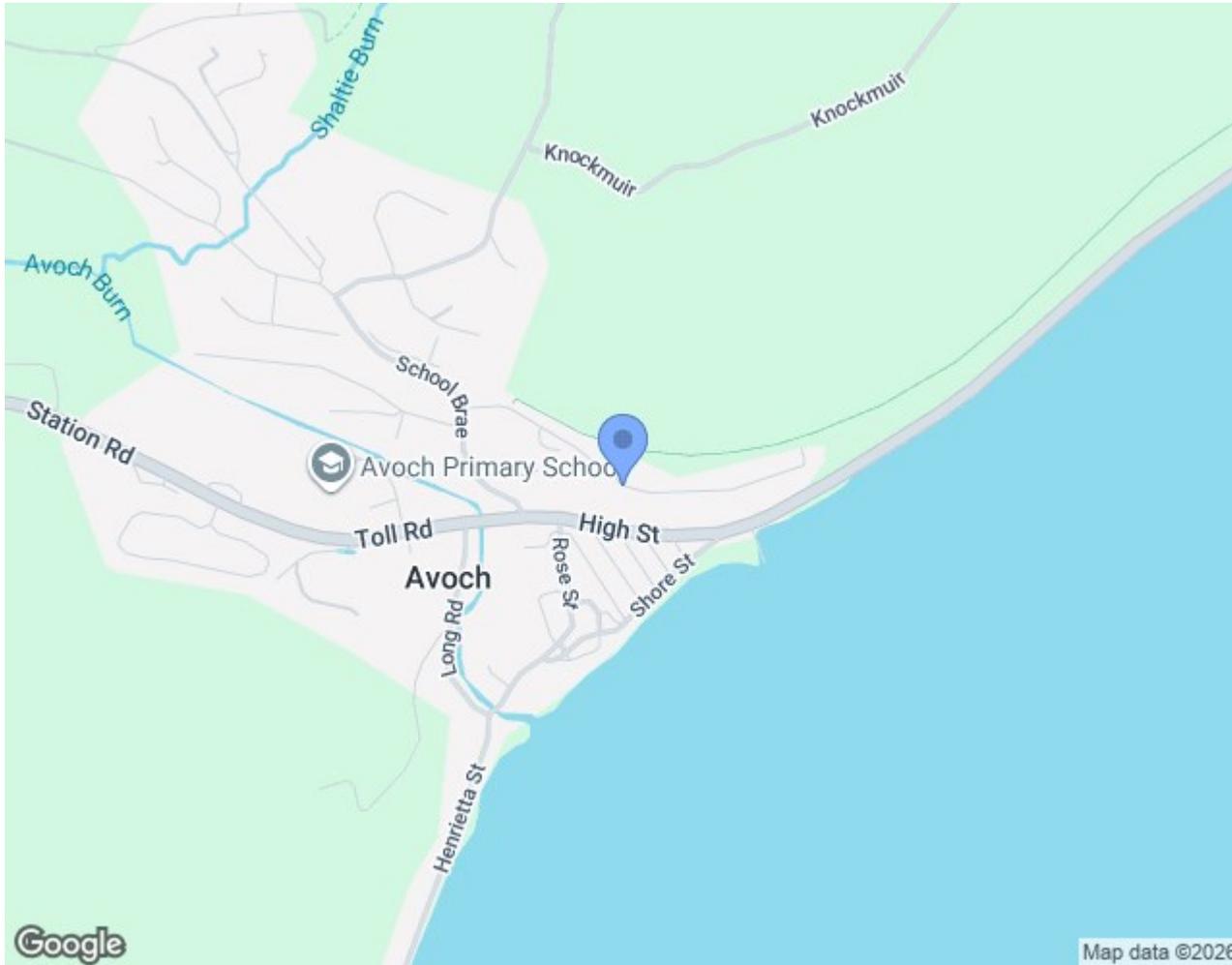
Mains electricity, water and drainage.

EPC Rating D

Council Tax Band E



Area Map

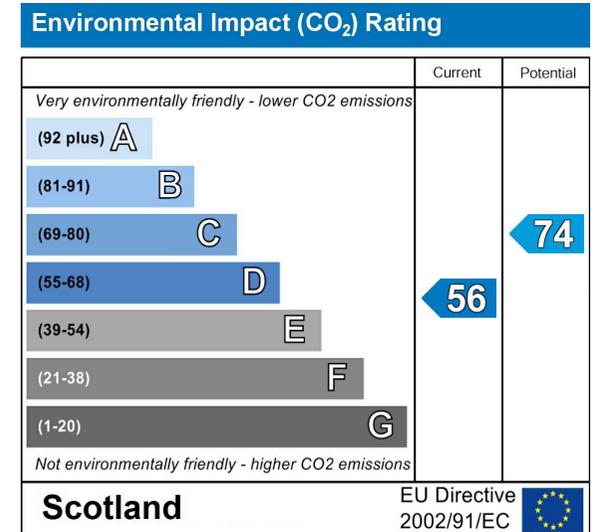
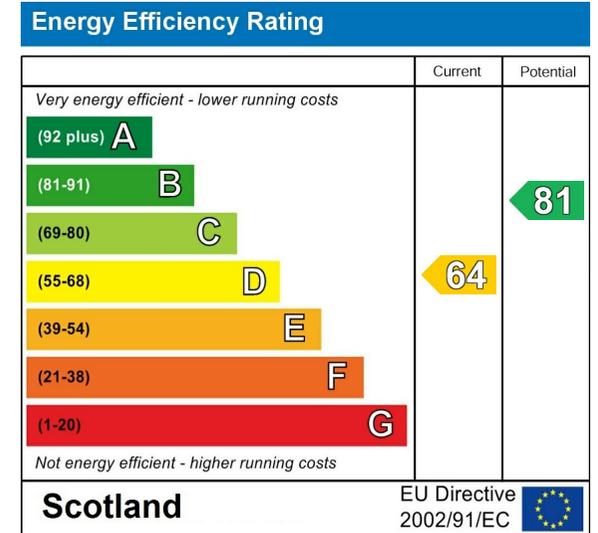


Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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