



12 Station Road, Urquhart, IV30 8LQ
Offers Over £120,000



This mid-terraced house on Station Road offers an affordable entry into homeownership. The accommodation includes a lounge and a kitchen on the ground floor, providing a comfortable living space. The two double bedrooms upstairs offer plenty of room for relaxation or study, while the bathroom completes the interior layout.

Rural views to both the front and rear of the property add to its charm, providing a peaceful setting. The property features solid-fuel heating, which is both traditional and efficient. The gardens offer outdoor space for gardening enthusiasts or for simply enjoying the fresh air.

Located in Urquhart, the property benefits from a rural setting while still being within reach of essential amenities. The area provides a sense of community and is ideal for those looking to escape town life. Act now to take advantage of this affordable opportunity in a desirable location.

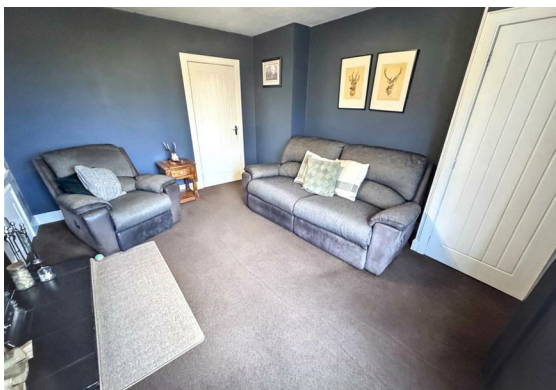
Entrance Hall

Hardwood front door leads to the entrance hall. Door to Lounge. Staircase to upper floor. Pendant light, smoke detector and fitted carpet. Cupboard housing electricity meter.

Lounge

3.55m x 4.18m

Three windows to the front fitted with blinds. Stove with back boiler, tiled surround and wooden mantelpiece. Cupboard. Fitted carpet and light fitting.





Kitchen

4.92m x 2.19m

Good sized kitchen which runs the full width of the property. Base and wall mounted units with ample work surfaces. Integrated oven and hob. Spaces for washing machine, freezer and fridge. One and half bowl sink and drainer beneath window to the rear with roller blind. Recess with space for tumble dryer. Laminate flooring, radiator and two light fittings. Stable door to rear garden.

Landing

Hatch to loft space, smoke detector, doors to both bedrooms and bathroom. Radiator, fitted carpet and light fitting.

Master Bedroom

3.89m x 2.87m

Double bedroom with window to the front with fabulous views. Two built-in cupboards, fitted carpet, pendant light and radiator.

Bedroom 2

2.82m x 2.93m

Double bedroom with window to the rear fitted with curtains. Built-in double wardrobe and a cupboard. Fitted carpet, radiator and pendant light.

Bathroom

1.91m x 1.68m

Well-appointed bathroom with three piece suite comprising bath with electric shower and shower screen, copper bowl wash hand basin and WC with concealed cistern. Towel rail radiator and light fitting. Window to the rear.


Garden

Garden to the front is enclosed by a stone wall and has a paved path and stone chippings for ease of maintenance, with mature shrubs dispersed throughout. Garden to the rear which has a decked area, ideal for out door entertaining during the warmer months. Raised bed. Area of lawn. Stone shed and wood store (the wooden shed will be removed). NB there is a right of access over the neighbouring property for wheelie bins etc.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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