

## 57 Newton Park, Kirkhill, IV5 7QB



£240,000 Offers Over

Type: Detached

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

### Full Details

Exceptional opportunity to purchase a lovely 3 bedroom detached bungalow in Kirkhill near Inverness. This well presented property is situated in a quiet cul-de-sac in the Kirkhill area and would be an ideal purchase for those looking for a quality family home. The property is in walk in condition and benefits from gas heating and double glazing throughout.

The property comprises of a generous sized lounge, kitchen, dining area, utility room, 3 double bedrooms, family bathroom and entrance vestibule with cloakroom. On entry to the property, you are met with the entrance vestibule and cloakroom. The lounge is bright and very spacious and is the real heart of the home. The kitchen comes with integrated appliances which include induction hob, electric oven and extractor fan. The dining area has ample space for a table and 6 chairs and has double sliding doors which lead out onto the patio area. There is also scope to remove the existing wall between the kitchen and dining area for a more open plan setting. A useful utility room is also situated just off the kitchen area. There are 3 double bedroom which benefit from built in wardrobes and the master benefits from having an en suite with electric shower. The family bathroom comes with fitted bathtub, wash basin and WC. A useful storage cupboard can also be found in the hallway which completes the accommodation.

Outside, is truly spectacular, the property is not overlooked in the rear garden and benefits from a patio area, greenhouse, shed, detached single garage, easily maintainable lawn area and some apple/pear/plum trees. The front garden is mostly laid to lawn and the boundaries are laid with a concrete block wall. The front entrance to the property boasts a unique archway which adds to the character of the property. To the side of the property there is a driveway for several vehicles including caravans. Overall, this lovely property is in walk in condition and would be an ideal purchase for those looking for a quality family home.

Property Location: Kirkhill is a small village approx 8 miles west of Inverness and 2 miles southeast of Beaulieu. The property is set in a quiet cul-de-sac within an established area of the village. Primary schooling can be found within the village itself and secondary schooling can be found in Charleston, Inverness which there are regular bus services. There is good bus links to Inverness which provides a full range of shops and services. The area is surrounded by beautiful scenery and woodland walks associated with living in the Highlands. Beaulieu is a buoyant tourist village which provides excellent restaurants, hotels and convenience stores including a post office.

Council Tax: Band E. EPC: Band D.

Extras: All fitted floor coverings, fixtures and fittings. Fitted window blinds. All integrated appliances including induction hob, electric oven, extractor fan, fridge/freezer and table with 6 chairs. Garden shed.

Services: Gas, electricity, water and drainage. Telephone, broadband and satellite. Entry: Immediate entry available. Viewings: Direct with Smart Moves only.

Room Measurements: Lounge - 5.335m x 4.988m . Kitchen - 3.955m x 2.539m. Dining - 3.850m x 2.686m. Bedroom 1 - 3.765m x 3.648m  
En Suite - 3.136m x 0.982m. Bedroom 2 - 3.407m x 3.003m. Bedroom 3 - 3.013m x 3.003m . Bathroom - 3.159m x 1.719m. Utility - 3.153m x 1.617m

### Property Features

- ✓ Stunning 3 bed detached bungalow in rarely available location
- ✓ Enclosed garden grounds and not overlooked in rear garden
- ✓ Detached single garage with driveway for several vehicles
- ✓ Patio area
- ✓ Walk in condition
- ✓ Immediate entry available

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