

## 5 Pine Road, Kiltarlity, IV4 7HQ



**£168,000** Offers Over

Type: Semi-Detached

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

### Full Details

Excellent opportunity to purchase this lovely 3 bedroom semi-detached family home in the Highland village of Kiltarlity. This well-presented property is in walk in condition and boasts several high-quality upgrades including a new sleek kitchen. The property is in fantastic condition and benefits from oil central heating and double glazing throughout.

The property comprises of a large front aspect lounge overlooking the front garden. The good-sized kitchen has been upgraded to a very high standard with new fixtures & fittings and benefits from integrated appliances such as dishwasher, gas hob, electric oven and extractor fan. There is ample space for a dining table with 4 chairs. Completing the accommodation on the ground floor is the modern family bathroom with shower over bathtub. New high-quality doors have been installed throughout the property which gives the property a real modern feel.

Upstairs, there are 3 double bedrooms all featuring new doors and all with ample space for storage. Completing the accommodation on the first floor is a walk-in shower room.

Outside, to the front of the property has been laid with Indian sandstone and to the side of the property there is a carport with space for 2 vehicles – additional street parking is also available. The fully enclosed rear garden is mostly laid to lawn with decking area. Overall, this lovely property is in walk in condition and would be an ideal purchase for those looking for a family home in a quiet Highland village.

Property Location: Pine Road is situated in a prime spot within the village of Kiltarlity. Kiltarlity is small Highland village 12 miles east of Inverness and 2 miles from Beaulieu. Kiltarlity offers a convenience store, hotel/restaurant as well as stunning scenery and several walking expeditions. If you are an outdoor enthusiast there is several activities which will appeal. Beaulieu boasts a range of hotels, shops and restaurants. Primary schooling can be located at Tomnacross Primary School. There is a regular bus service to and from Inverness City Centre for a vast array of shopping and recreation associated with city living.

Council Tax: Band B. EPC: Band D.

Extras: All fitted floor coverings, fixtures and fittings. Fitted window blinds. All integrated appliances including dishwasher, gas hob, electric oven and extractor fan.

Services: Oil heating, electricity, water and drainage. Satellite and broadband. Entry: To be mutually agreed.

Viewings: Direct with Smart Moves only.

### Property Features

- ✓ Beautiful 3 bedroom semi-detached family home
- ✓ Modernised to a high standard throughout
- ✓ Brand new kitchen and internal doors
- ✓ Ideal for first time buyers
- ✓ EPC Band D - Council Tax Band B
- ✓ Enclosed rear garden, decking area and carport
- ✓ Lounge, kitchen/diner and shower room
- ✓ 3 double bedrooms and family bathroom

More Photos on following page

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