

Beauly is a popular thriving village which is within easy commuting distance from both Inverness and Dingwall. The village has a Coop and a wide variety of independent shops, cafes, restaurants and bars. There are many pleasant walks in and around the vicinity. Primary schooling is available in the village with the older children attending Charleston Academy in Inverness for which transport is provided. There is a bus service which passes through the village and the train station which is close to the house.

This end terraced house was built by the local authority around 70 years ago and is now in need of some modernisation and redecoration. The house has low maintenance gardens to the front and back. Off street parking is provided by a large driveway and car port which could be brought back into use. The property which is situated in a pleasant residential area is within easy walking distance of the centre of the village and its amenities. This house would provide an ideal family home or buy to let opportunity.

Directions: From Inverness, as you approach the village you will go over a humped bridge continue on and take the first right turn, No. 9 is on the left side of the terrace facing the turning.

From the west drive through the village square pass the garage and the Coop on the right and then turn left after the traffic lights. No. 9 is on the left side of the terrace facing the turning.

What3words location [///hurricane.wildfires.jetting](#)



Services: Mains electricity, water and drainage. Oil central heating.

Council Tax band B

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.

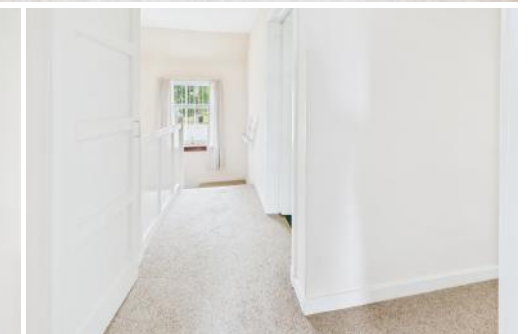


9 Station Road, Beauly, Inverness-shire, IV4 7EG

Offers Over £160,000

- End Terraced House
- Entrance Hall
- Lounge
- Kitchen/Diner
- Ground Floor Bathroom
- Landing
- Three Bedrooms

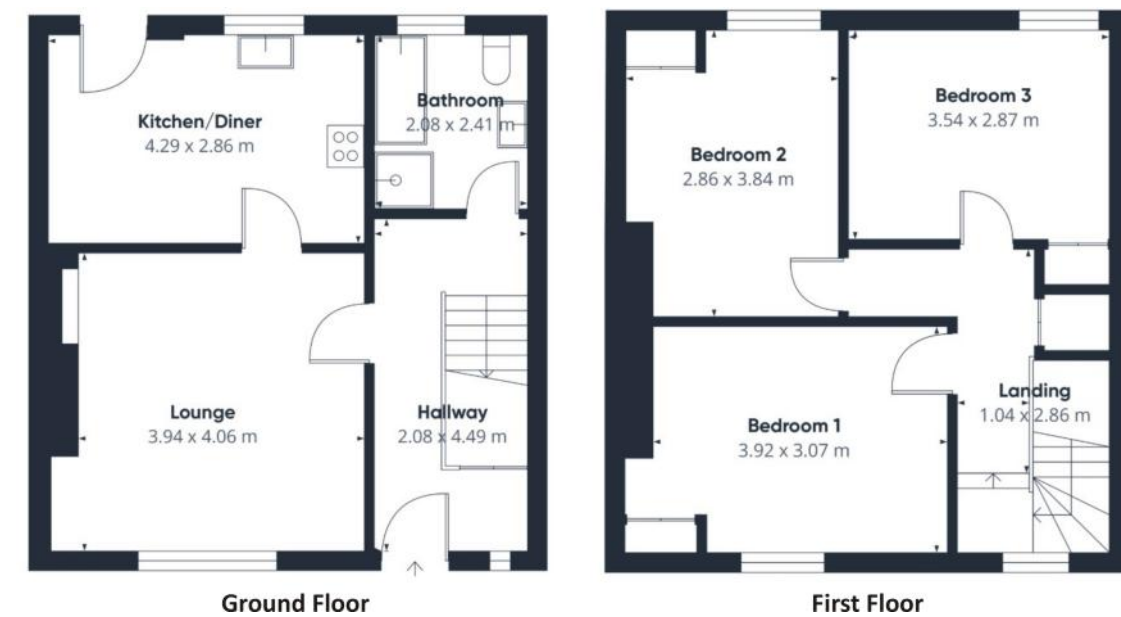
- Oil Fired Central Heating
- Double Glazing
- Gardens to Front, Back and Side
- Car port
- Driveway
- Shed
- EPC Rating E



9 Station Road, Beaulieu, Inverness-shire, IV4 7EG

Offers Over £160,000

End terraced house situated in a central residential area in the popular village of Beaulieu.



Approximate
Floor Area 91m²