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**3 BEDROOM END-TERRACE HOUSE  
WITH GARAGE**

**OFFERS OVER £130,000**

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**Description:**

Spacious end-terraced 3-bedroom former local authority house with attached garage extension.

Although currently in need of refurbishment and redecoration throughout, the property is fully double-glazed and would be an ideal family home or buy-to-let opportunity on completion.

**Location:**

The village of Croy is situated 9 miles east of Inverness, 7 miles from Nairn and only 3 miles from Inverness Airport. The new Airport train station provides easy access to Inverness, just one stop away. There are also regular bus services to Inverness and Nairn.

The city of Inverness has all major facilities including a wide range of shops, restaurants and cultural activities. Nairn is a smaller sea-side town with miles of sandy beaches and also has an excellent range of shops and facilities.

There is a primary school with a pre-school nursery attached a short walk from the property. Culloden Academy provides secondary school accommodation.

**General Information:**

The ground floor accommodation is mostly open plan with a large living area, open to a dining area and leading to a large family kitchen. A small toilet/cloakroom is also located on the ground floor.

There are fenced garden areas to the front and rear and an attached garage.

**Accommodation:**Entrance Vestibule:

An addition to the original property, the vestibule provides a welcoming area at the front door. Windows to the front and side elevations.

Lounge:

Approx. 4.18m x 4.05m (13'7" x 13'3")

Spacious bright room with two windows to the front of the property. A wide archway opens from the lounge to the dining area.

Stair and Landing:

Timber stairs lead to the first floor landing which provides access to the family shower room, three bedrooms, deep linen cupboard and loft hatch.

Hallway:

Internal hallway provides access to the lounge, toilet/cloakroom and stair to first floor. A storage cupboard is also off the hallway.

Dining Room / Kitchen:

Approx. 6.89m x 3.04m (22'6" x 10'0")

The open plan Dining Room / Kitchen also has two windows to the rear elevation. A door from this room opens to the rear garden.

The existing kitchen is fully fitted with a combination of wall mounted and floor based units with worktop over. The kitchen also comprises a one and a half bowl stainless steel sink/drain, eye level double oven, hob with tiled splashback and extractor fan, and space for appliances.

Family Shower Room:

Approx. 2.11m x 1.65m (6'9" x 5'4")

This room is fitted an electric shower, WC, wash hand basin, wall mounted vanity unit, extractor fan and window to the rear.

Bedroom 1:

Approx. 3.52m x 2.91m (11'6" x 9'6")

This bedroom enjoys a window to the front elevation and an integral cupboard with shelving.

Bedroom 2:

Approx. 3.76m x 2.59m (12'3" x 8'5")

The second bedroom has a double integral wardrobe and a window to the rear elevation.

Bedroom 3:

Approx. 4.48m x 2.86m (14'7" x 9'4")

The third bedroom is another generous sized double bedroom and benefits from a window to the front elevation.



**Council Tax Band:**

A

**EPC Rating:**

D

**Viewing Arrangements:**

Please contact Gary Coutts by emailing [gary.coutts@highland.gov.uk](mailto:gary.coutts@highland.gov.uk) or alternatively contact Ewan Birse by emailing [ewan.birse@highland.gov.uk](mailto:ewan.birse@highland.gov.uk) or by telephoning 01463 702442.

**Submission of Offers:**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should “note interest” to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email to [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk).

**Faxed offers will not be accepted.**

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

**Date of Entry:**

To be mutually agreed.

**Utility Services:**

Mains water, electricity, drainage, television and telephone points.

**Asking Price:**

Offers are invited over £130,000.

