

**Tigh Beag, Main Street,
Culbokie, IV7 8JH**

Fixed Price £165,000





Overview

- 3 bed detached house in central village location
- perfect first home, retirement property or holiday let
- walk-in condition throughout with spacious layout
- all bedrooms on ground floor, lounge on first floor with views
- easy to maintain small space outside, parking for 2 cars
- epc band E



Description

Fantastic opportunity to purchase a spacious one and a half storey detached house situated in the heart of Culbokie on the Black Isle. Originally built as the village shop, the property was then re-designed and transformed into a family home. The location and position would make it an ideal first time buy, a great investment for a holiday let/Airbnb or as a low maintenance retirement home.

The ground floor consists of a spacious open-plan kitchen/dining room to the rear. The kitchen comes fully equipped with an integrated double oven, an induction hob & extractor, an under counter fridge and freezer and a dishwasher. A breakfast bar separates the kitchen from the dining area which has space for a table and 6 chairs and is flooded with light from the large Velux window above. There is a separate utility area with great storage space and an additional wc. There are 3 bedrooms, 2 of which are double in size and 1 which is a single. Completing the ground floor accommodation is the family bathroom. Upstairs is the lounge which has a large picture window with open outlooks towards Ben Wyvis and the mountains to the west. There is double glazing throughout, which is predominately upvc, including the front and rear doors, electric storage heaters and cavity wall insulation. Outside, there is a small area for storage to the left and space for parking for 2 cars to the right.



Room Dimensions

Kitchen / Diner	<i>(18' 7" x 8' 9") or (5.66m x 2.66m)</i>
Utility Room/Hall	<i>(10' 9" x 6' 11") or (3.27m x 2.11m)</i>
W/C	<i>(6' 11" x 3' 3") or (2.12m x 0.98m)</i>
Upstairs Lounge	<i>(13' 11" x 11' 8") or (4.23m x 3.55m)</i>
Bedroom 1	<i>(11' 1" x 11' 10") or (3.37m x 3.60m)</i>
Bedroom 2	<i>(11' 1" x 7' 11") or (3.37m x 2.41m)</i>
Bedroom 3	<i>(12' 0" x 7' 3") or (3.65m x 2.21m)</i>
Bathroom	<i>(6' 11" x 6' 10") or (2.11m x 2.08m)</i>





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All window blinds, curtain poles and curtains. Integrated double oven, induction hob & extractor, under counter fridge and freezer and dishwasher.

Services

Mains electricity, mains water, mains drainage.

Entry

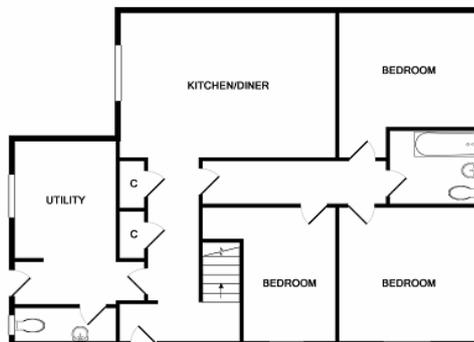
By mutual agreement.

Council tax

Band D

Viewing

To arrange a viewing of this property please contact Morna Mackinnon on 07765 250242 or 01463 233218.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.com

www.tailormademoves.co.uk



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