



**COPPERLEA, WESTER PHOINEAS, KILTARLITY,
BEAULY, IV4 7BA**

Detached 4 Bedroom Bungalow set in Extensive Garden Grounds

Entrance Porch	Rear Vestibule	Set in grounds extending to approximately 2.27 acres
Hall	4 Bedrooms (1 with Dressing Room and En-Suite)	
Boiler/Utility Room	Shower Room with Bath	Views over surrounding countryside
Kitchen/Breakfast Room	Calor Gas Central Heating	
Lounge	Double Glazing	
Dining Room		
Conservatory		

Offers over £390,000





Peace, tranquility and stunning scenery are the hallmarks of this lovely family home. Benefiting from double glazing and Calor gas central heating, this spacious property is set in grounds extending to approximately 2.27 acres. The kitchen is well fitted with space for a table and chairs whilst the dining room caters for more formal occasions. The feature brick fireplace in the lounge ensures a pleasing focal point and French doors access the useful spacious conservatory. All four bedrooms have fitted wardrobes with the master appreciating a separate dressing room and an en-suite shower room. The grounds immediately surrounding the property are well maintained and laid to grass with an array of mature trees, hedging and colourful plants whilst the patio area ensures a lovely venue for relaxing.

The property is located close to the village of Kiltarlity where there is a general store with post office and a hotel with bar and restaurant. Further amenities are available in Beaulie some four miles away or in Inverness which is within easy commuting distance of around 14 miles from the property. The main business and commercial centre for the Highlands, Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in its multitude of amenities and high standard of living. With its excellent road, rail and air links Inverness also boasts superb shopping, a wide choice of restaurants, quality hotels and offers a lively cultural and entertainment scene.

ACCOMMODATION

A long sweeping driveway accesses the parking area and property.

ENTRANCE PORCH: 3.61m x 1.21m

Windows to three sides. Fitted shelved base cupboard. Ceiling light. Doors to Entrance Hall and Kitchen/Breakfast Room.

ENTRANCE HALL: 3.34m x 1.30m

Fitted with two shelved cupboards and a further cupboard providing shelf and hanging rail. Radiator. Ceiling light. Archway to Hall.

HALL

Doors to Boiler/Utility Room, Kitchen/Breakfast Room, Lounge and Rear Vestibule. Archway to Inner Hall. Radiator. Three ceiling lights. Door to walk-in cupboard with shelving.

BOILER/UTILITY ROOM: 1.85m x 1.71m

Housing central heating boiler and hot water tank. Washing machine. Tumble dryer. Fitted with shelving and a small cupboard. Fuse box. Hatch to loft space. Ceiling light.



KITCHEN/BREAKFAST ROOM: 5.76m x 3.18m

Window to front. Range of wooden wall and base units incorporating display cupboard and shelving. Integrated fridge/freezer and dishwasher. Built-in oven, ceramic hob and extractor. Ample worksurface areas with tiling above. Inset circular stainless steel sink, mixer tap and drainer. Space for informal dining. Two ceiling lights. Two radiators. Matwell. Doors to entrance porch and dining room.



DINING ROOM: 4.00m x 2.72m

Patio doors to side garden. Radiator. Pendant ceiling light. Open to lounge.

LOUNGE: 5.93m x 3.95m

Window to side overlooking garden. Gas fire set in feature brick fireplace with coordinating shelved surround. Two radiators. Two ceiling lights. French doors with matching side panelled to conservatory.





CONSERVATORY: 4.52m x 4.51m
 Windows on three sides enjoying views over the garden. Ceiling fan. Two wall lights. French doors to garden.

REAR VESTIBULE: 2.55m x 1.76m
 Feature window to rear garden. Matwell. Ceiling light. Door with matching side panel to side.

INNER HALL: 7.45m x 1.07m
 Doors to shower room and four bedrooms. Radiators. Ceiling lights.

BEDROOM 4: 3.35m x 2.57m
 Window to rear. Fitted wardrobe with shelf and hanging rail. Radiator. Pendant ceiling light. Wall spot light.

SHOWER ROOM:
 2.07m x 1.71m
 WC, wash hand basin set in vanity unit and corner cubicle with shower. Radiator. Ceiling light. Electric bar heater. Tiling to ceiling height. Archway to bath area.



BATH AREA: 2.05m x 1.35m
 Opaque window to front. Ceiling light. Wood panelled walls and ceiling.

BEDROOM 1: 5.01m x 3.19m at widest
 Window to front. Fitted wardrobe with shelf and hanging rail. Radiator. Ceiling light. Archway to Dressing area.



DRESSING AREA: 2.56m x 1.50m
 Fitted with wardrobes, overhead cupboards and dressing table. Wall spot light. Two wall mirrors. Glazed door to En-Suite.

EN-SUITE: 2.54m x 1.47m
 Opaque window to front. WC, wash hand basin set in vanity unit and large cubicle with Mira shower. Ceiling light. Radiator. Ceiling light.

BEDROOM 2: 3.84m x 3.35m

Window to rear overlooking garden. Fitted wardrobe with shelf and hanging rail. Radiator. Ceiling light.



BEDROOM 3: 4.37m x 2.56m

Window to rear. Fitted wardrobe with shelf and hanging rail. Radiator. Ceiling light. Hatch to loft space.



GARDEN

Set in extensive garden grounds extending to approximately 2.27 acres, Copperlea enjoys an enviable private situation enclosed by fencing, mature trees and hedging. The grounds immediately surrounding the property are laid to grass with an array of mature and colourful flower beds and borders. Rabbit proofed vegetable and fruit plots. Patio area. Oil tank. Double water tap. Greenhouse. The long gravelled driveway allows for ample parking. Raised patio area with BBQ and covered area. The remainder of the garden is located to the front of the property, again laid to grass with an abundance of mature trees, bushes and rhododendrons. Open store. Further rabbit proofed vegetable plot. A track leads to a further area of garden currently left in its natural state.





DETACHED STORE

Up and over door.

MOVEABLES

All fitted floor coverings, oven, hob and extractor, fridge/freezer, tumble dryer, washing machine and dishwasher are included in the asking price.

The ride on mower is available to purchase by separate negotiation.

COUNCIL TAX

The current council tax banding is band E. Please be aware that this may be subject to change upon sale.

**SERVICES**

Mains electricity and water. Drainage is to a septic tank.

ENTRY

Available by mutual arrangement.

EPC BAND

Band F

VIEWING

By appointment through South Forrest Property Department on 01463 250255 or the seller direct on 01463 741534

DIRECTIONS

From Inverness take the A862 Beauly road. Pass through Bunchrew and Inchmore and before reaching Beauly turn left on to the A833 Kiltarlity road. Continue for approximately 0.5 of a mile then take the first turning on the left (opposite Beaufort Estate) and continue up the road and as it turns to the right take a left then a sharp right. The entrance to Copperlea is straight ahead on your left.



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