

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.

This semi-detached bungalow was built by the local authority around 80 years ago and is now in need of modernisation and redecoration. The house has attractive gardens to the front and back with the front having a neat lawn. Off street parking is provided by a large driveway and car port. The property which is situated in a quiet and pleasant residential area is within easy walking distance of the centre of the village and its amenities. This house would provide an ideal starter home or downsize property.

Directions: From Inverness, as you approach the village you will go over a humped bridge continue on and you will pass the Coop and Phipps Hall on the left. Turn right after Phipps Hall just before the Highland Hospice shop into Viewfield Avenue then turn left to stay on Viewfield Avenue, No. 1 is the first house on the left hand side.

From the west drive past the village square and a small row of shops, turn left at the Highland Hospice shop then follow the directions above.

What3words location [///rucksack.ruby.engineers](#)



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

Council Tax band B

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross on 01349 865 125

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](mailto: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](mailto: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.



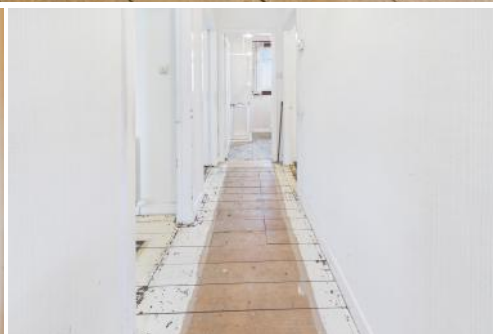
1 Viewfield Avenue, Beauly, Inverness-shire, IV4 7BW

Offers Over £158,000

- Semi Detached Bungalow
- Vestibule
- Hallway
- Lounge
- Kitchen
- Rear Porch
- Two Bedrooms
- Shower Room

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

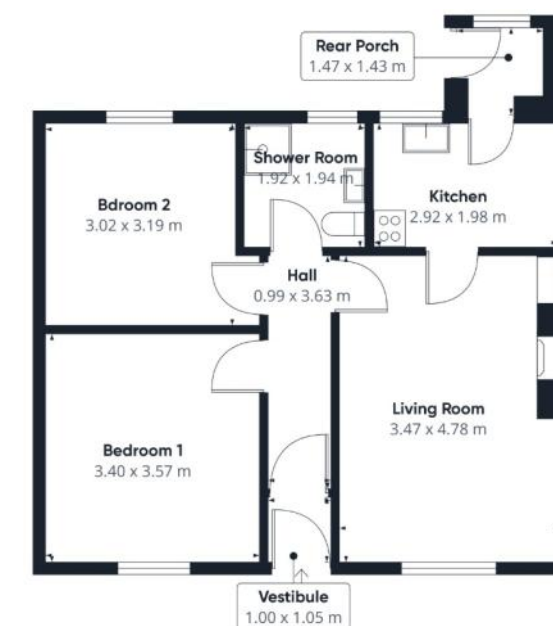




1 Viewfield Avenue, Beaul, Inverness-shire, IV4 7BW

Offers Over £158,000

Semi-detached bungalow situated in a quiet yet central residential area in the popular village of Beaul.



Approximate  
Floor Area 58m<sup>2</sup>