

# 6 Aird House

HIGH STREET, BEAULY, IV4 7BS



*A TWO BEDROOM APARTMENT IN THE HEART OF  
BEAULY IN WALK-IN CONDITION*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







McEwan Fraser Legal is delighted to present this charming first floor flat on Beaulieu High Street, close to all the excellent local amenities and a short drive or cycle to many of the green spaces of the Highlands. The property is in walk-in condition with a neutral modern finish and is a fantastic investment opportunity or first step on to the property ladder. The current owners have used the property as a holiday home and also as a thriving Air BnB let due to the location on the NC500.

Inside, the property comprises of:

- Modern kitchen
- Spacious living area with lots of natural light
- Two double bedrooms which include built-in storage in bedroom 1
- Family Bathroom
- Hallway storage cupboard

In addition to this, there is an allocated parking space at the rear of the property, visitor parking and also a shared lockable bike store.

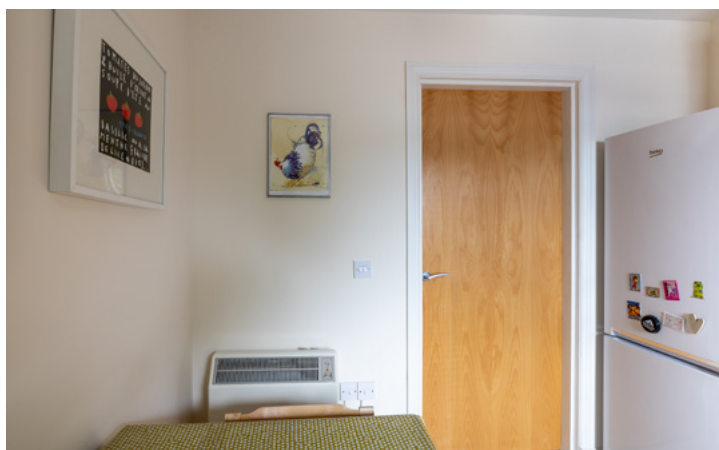


# the lounge





# the kitchen







**bedroom 1**







**bedroom 2**

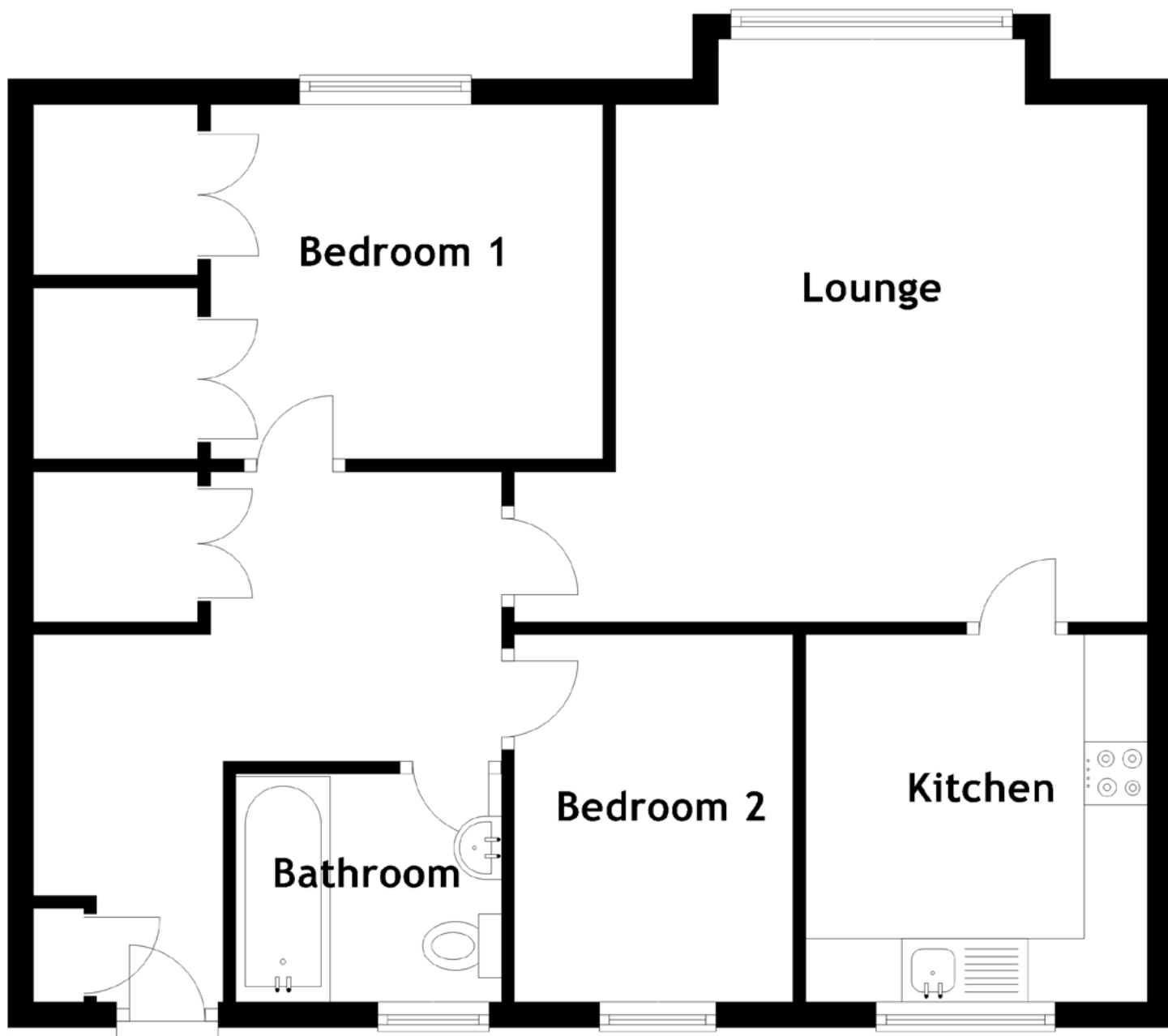












#### Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.09m (13'5")
Kitchen	2.90m (9'6") x 2.70m (8'10")
Bedroom 1	3.10m (10'2") x 2.80m (9'2")
Bedroom 2	2.90m (9'6") x 2.20m (7'3")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>

EPC Rating: C





---

The village of Beaulie is easily commutable 12 miles from Inverness and on the internationally famous North Coast 500 driving route (NC500).

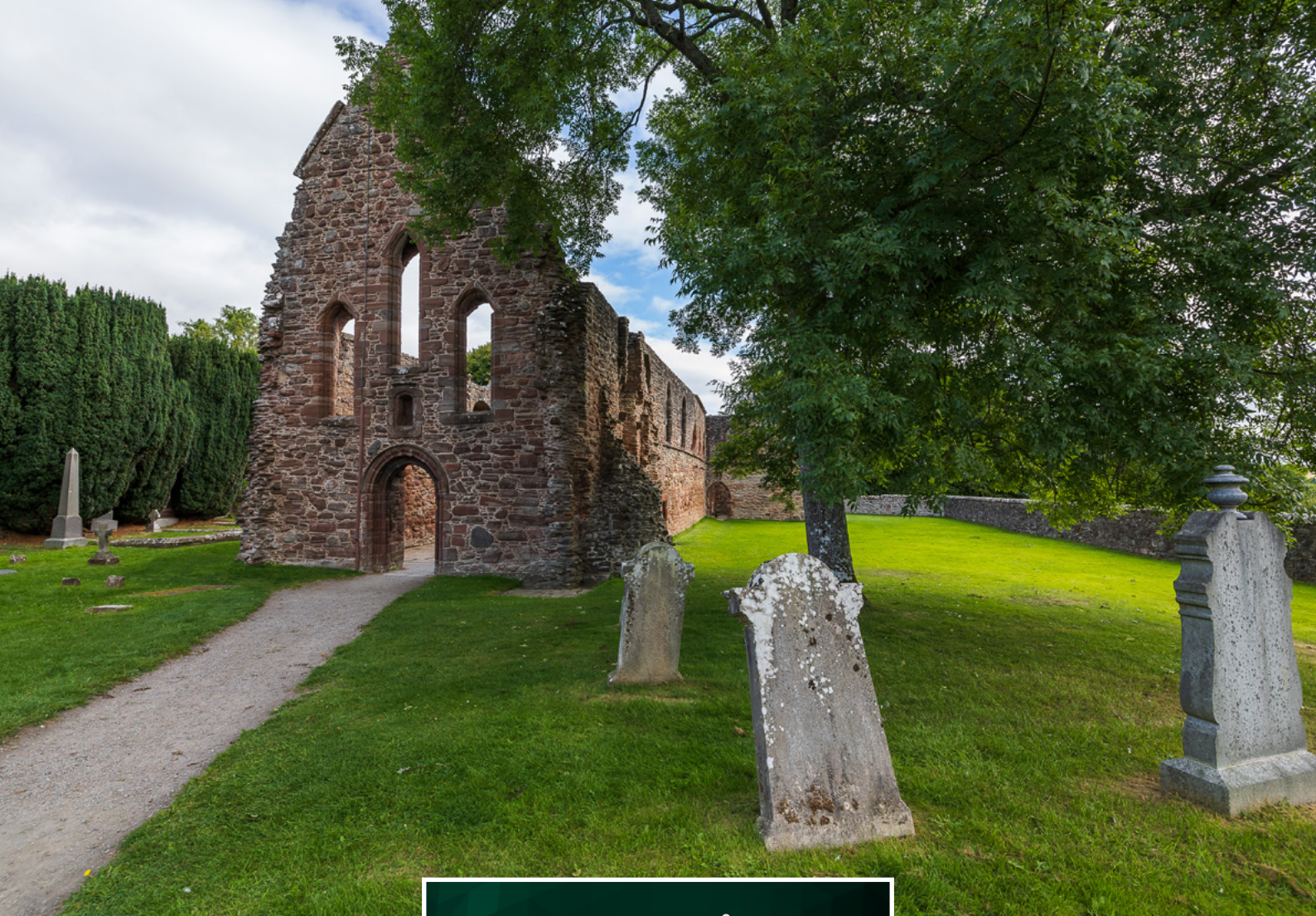
The name Beaulie means “beautiful place” with the village attracting thousands of visitors from all over the world. In addition, it also has a health centre, railway station and offers a wide selection of shops, restaurants, and hotels.

Secondary pupils attend Charleston Academy in Inverness using free council provided transport with younger pupils attending the highly-rated Teanassie Primary School.

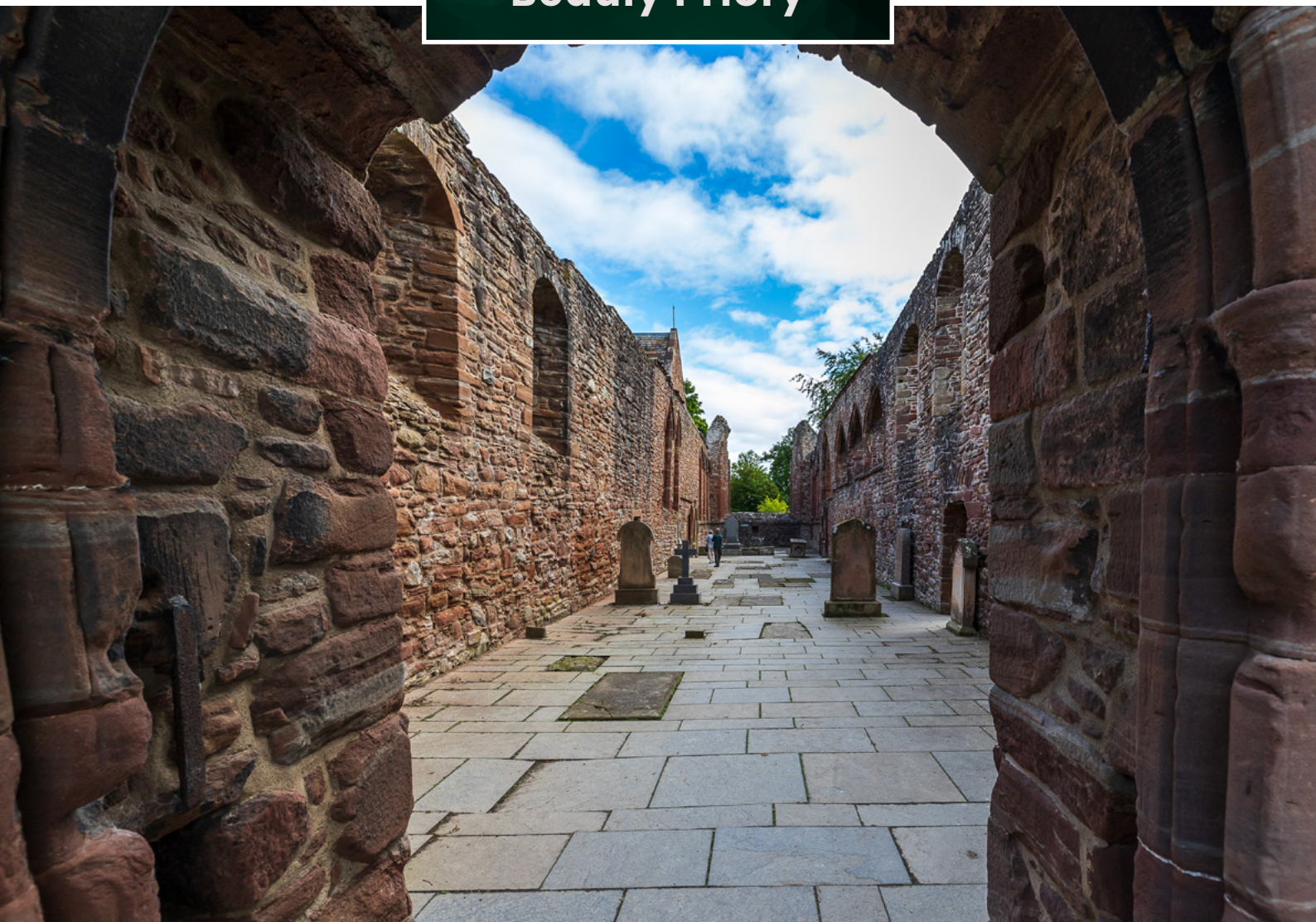
Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest-growing cities in Europe, the city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

---





**Beaulieu Priory**





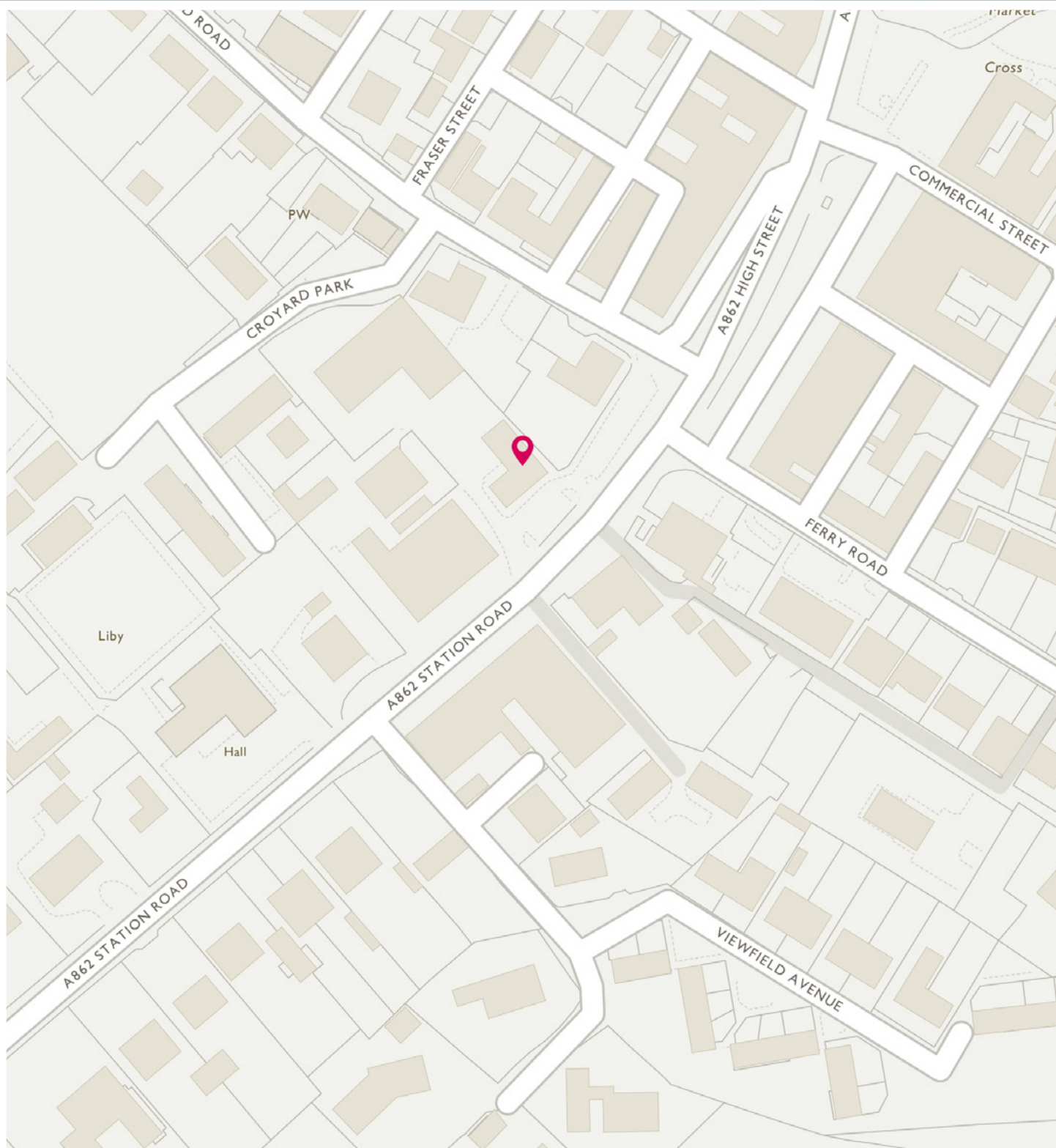


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.