



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

Cushnie

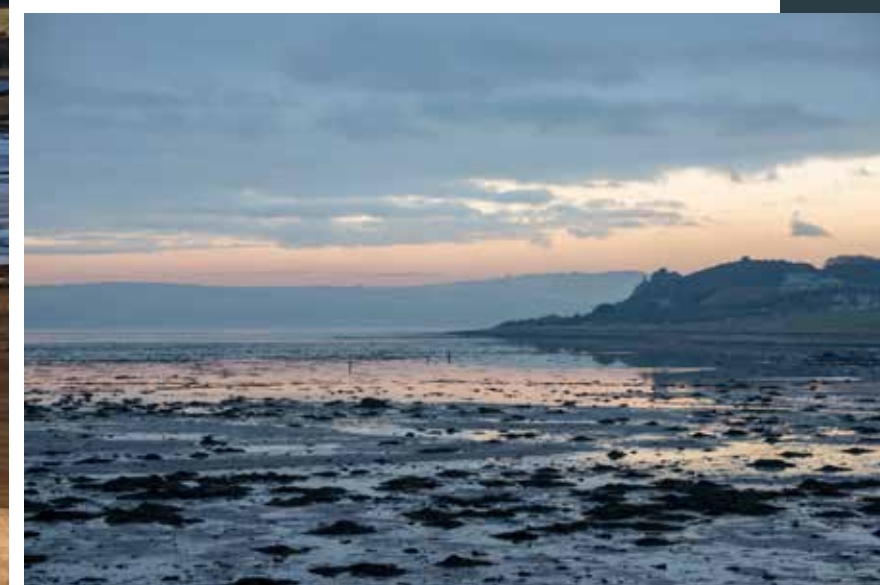
11 BRAE PARK, MUNLOCHY, INVERNESS-SHIRE, IV8 8PJ

location

Munlochy is a small village lying at the head of the narrow Munlochy Bay and just off the A832 from Fortrose to the A9 at Tore. Early records of a settlement here are scarce, but it seems likely that some of Munlochy's early growth was to house workers quarrying stone nearby for the building of Fort George on the far side of the Moray Firth in the 1760s.

The completion of the Kessock Bridge has placed Munlochy just six miles by road from Inverness, now one of the fastest growing cities in Europe and brought another bout of growth as new housing was built. On the A832 just to the north of the village is the Cloutie Well where pilgrims came (and still come) to leave strips of cloth as an offering to cure illness.

Modern Munlochy benefits not just from its proximity to Inverness, but also, from the importance of Munlochy Bay as a breeding area for birds. Here they find a range of habitats including tidal sand and mud, and salt flats: and attract large numbers of bird watchers. Munlochy Bay has been designated as a Site of Special Scientific Interest.



cushnie

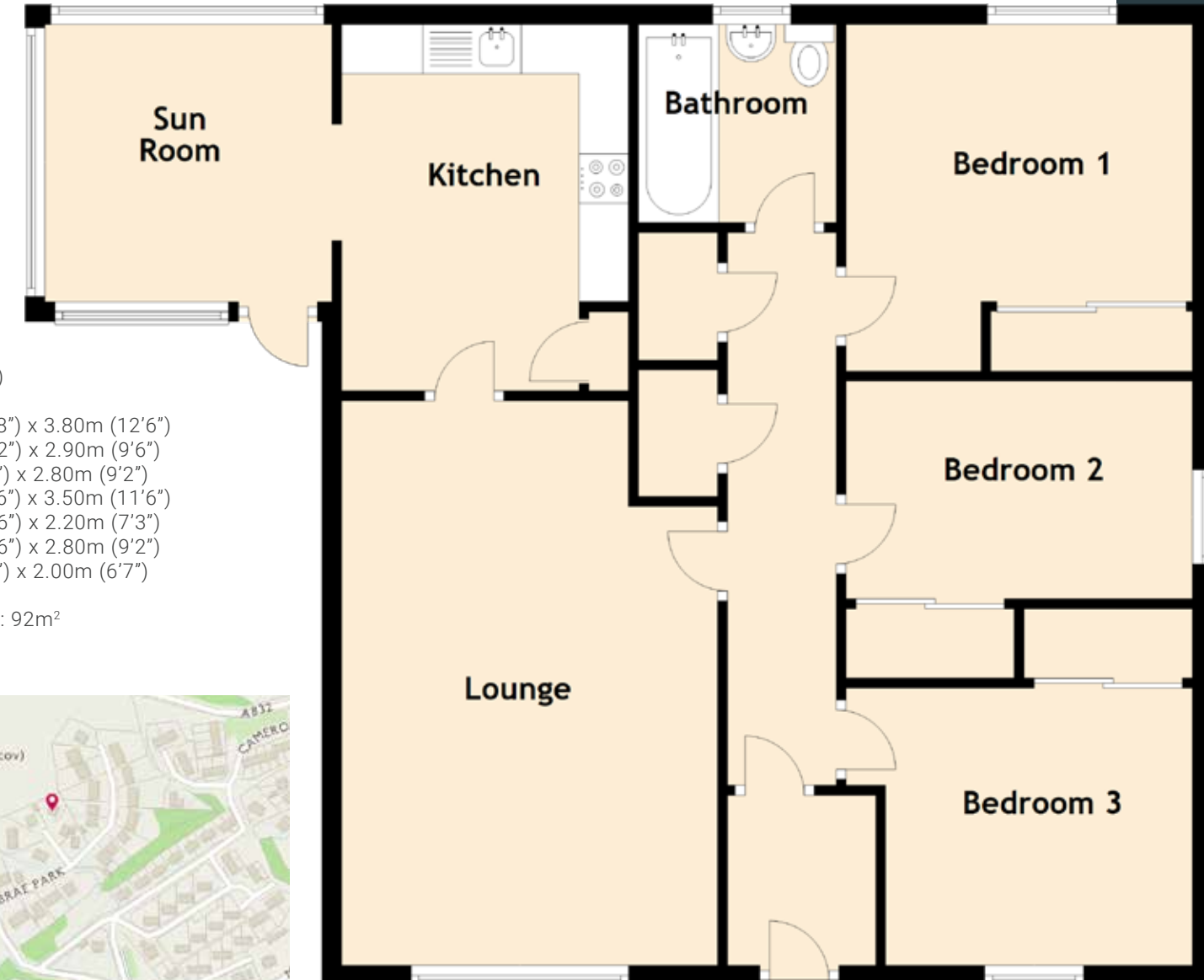
McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this spacious and well-presented three-bedroom detached bungalow, in Munlochy within 8 minutes walking distance of Munlochy Primary School.

The entrance vestibule leads through to the inner hallway of the property where all accommodation is found. A bright and welcoming lounge with windows to the front provides an abundance of natural light.

A door leads through to a well-equipped kitchen with ample base and wall units, inset NEFF electric hob with hood above and eye level double oven and grill. Space for informal dining is available in the adjoining pitched roof sun room.

The three bedrooms all have fitted wardrobes. The bathroom has a 3-piece suite comprising WC, Wash Hand Basin, Bath and shower over bath. A Ramsay ladder offers access to a fully floored loft with power and lighting.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.80m (12'6")
Kitchen	3.70m (12'2") x 2.90m (9'6")
Sun Room	2.90m (9'6") x 2.80m (9'2")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.20m (7'3")
Bedroom 3	3.50m (11'6") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 92m²
EPC Rating: D





The gardens of the property are well maintained with the front garden landscaped with well-established shrubs and a patio area to the side. Wooden fencing and mature conifer hedging to the rear garden makes this a private space, ideal for relaxing and entertaining. Laid to lawn with mature shrubs and trees with a discrete oil tank for the central heating system.

In addition to this, the property includes a striking white stone drive which offers parking for up to 4 cars plus large single garage. This highly appealing Bungalow would make an ideal family home or Buy-To-Let investment.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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.



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer