



Flat 1, Orquil Cottage, King Street, Beauly, IV4 7DQ

- Ground floor flat.
- One double bedroom.
- Parking space.
- Spacious lounge.
- One single bedroom.
- Electric heating.
- Kitchen.
- Accessible shower room.
- Double glazing throughout.

Offers Over £120,000

An excellent opportunity to purchase a spacious, two-bedroom, ground floor flat in a central location within the popular village of Beauly. This property offers a fantastic first-time buy or investment opportunity with easy commuting distance of larger towns in the Highlands.

The accommodation comprises the entrance hall, bright and spacious lounge with feature multi-fuel stove, kitchen, generously sized main bedroom, single bedroom and accessible shower room which completes the accommodation. This property benefits from electric heating and double glazing throughout.

Outside space consists of a paved area at the front of the property which serves as a parking space for the ground and upper floor flat.

Appealing to a range of buyers, early viewing is advised.

LOCATION

Centrally located in Beauly, this property offers a convenient location within walking distance of the village centre which hosts a variety of amenities including retail units, cafes and restaurants, hotel, convenience stores, bakers and butchers. Other amenities in Beauly include fuel station, post office, doctors' surgery and pharmacy.

Inverness is located approximately 12.3 miles from the property and Dingwall is located 9.1 miles away. Muir of ord is a short 7-minute drive from Beauly.

A regular public bus service offering routes across to Dingwall and Inverness operates within walking distance of the property on the High Street. Beauly train station is approximately a 15-minute walk from the property. Other travel routes are easily accessible.

For younger children, primary schooling is available at Beauly Primary School which is approximately a minute's walk from the property. Older children would attend Charleston Academy in Inverness; a school bus service is offered for transport.

DIRECTIONS

From Inverness City Centre, head to Telford Street roundabout, exit onto Telford Street A862 and for approximately 10.5 miles. Cross Lovat Bridge and bear right with the road, continue straight into the village of Beauly. After 1.2 miles turn right onto Croyard Road and take the first left onto King Street. Orquil Cottage will be on your right-hand side, clearly sign posted by a South Forrest 'For Sale' board.

KEY POINTS

- Ideal first-time buy.
- Investment opportunity.
- Convenient location.
- Amenities nearby.
- Well-proportioned rooms.

ACCOMMODATION

ENTRANCE HALL

6.37 x 2.13 to 1.23 (20'10" x 6'11" to 4'0")

Front external door, access to all accommodation and wall mounted electric meter and fuse box.



LOUNGE

4.80 x 3.94 (15'8" x 12'11")

Bright and spacious lounge with feature, multi fuel stove and double aspect windows to the front and rear allowing for an influx of natural light.



KITCHEN

2.91 x 2.47 (9'6" x 8'1")

Wall and base mounted cabinets, worktop space with tiled splash back and stainless steel sink and draining board. Ample space for white goods, integrated oven & grill and electric hob and rear facing window.



BEDROOM ONE

4.84 x 4.110 to 3.17 (15'10" x 13'5" to 10'4")

Generous double bedroom with built-in double wardrobe, cupboard housing water tank and double aspect windows to the front and rear.



BEDROOM TWO

3.39 to 1.77 x 3.08 to 1.35 (11'1" to 5'9" x 10'1" to 4'5")

Single, L Shaped bedroom with rear facing window.



SHOWER ROOM

2.33 x 1.49 (7'7" x 4'10")

Accessible wet room with walk-in shower with seat and hand rails, wash hand basin, WC, heated towel rail and extractor fan.



OUTSIDE SPACE/PARKING

There is a small, paved area to the front of the property which serves as outdoor and parking space.



EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds and curtain poles/tracks are to be included in the sales price.

SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

EPC BAND

EPC Band D.

COUNCIL TAX

The current council tax is Band B. Please be aware that this may be subject to change upon sale.

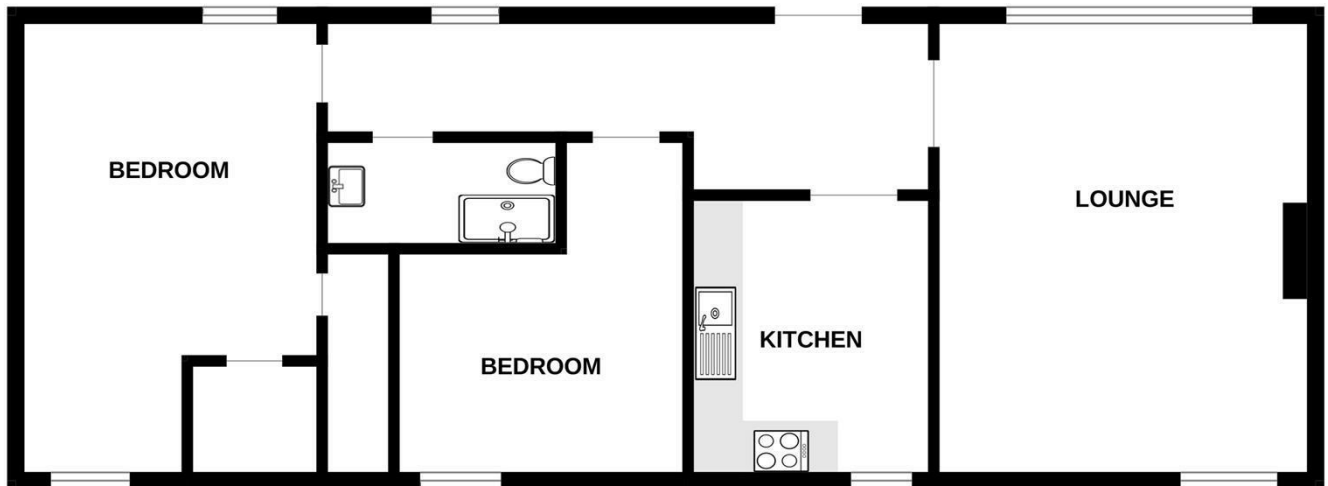
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

61963.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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