



THE 'JURA' Plot 13,
Borlum Meadows,
Drumnadrochit,
Inverness.
IV63 6AG

286,500



- ***RESERVED***



Ref: PRA14427

Viewing Instructions: Strictly By Appointment Only

General Description

The JURA is a flexible family home offering a bright, open-plan feel throughout the ground floor. The generous proportions and layout are perfect for the modern family's needs and the interiors will be done to the highest standard

Accommodation

Lounge (10' 9" x 14' 4") or (3.28m x 4.36m)

Kitchen/ Dining (23' 7" x 12' 8") or (7.18m x 3.85m)

Utility Room (6' 10" x 4' 11") or (2.09m x 1.50m)

Wc (4' 11" x 5' 2") or (1.50m x 1.57m)

Bedroom 1 (10' 10" x 12' 2") or (3.30m x 3.72m)

Bedroom 1 En Suite (5' 6" x 5' 9") or (1.68m x 1.75m)

Bedroom 2 (8' 9" x 12' 2") or (2.66m x 3.72m)

Bedroom 3 (8' 5" x 10' 6") or (2.57m x 3.20m)

Bedroom 4 (7' 6" x 11' 9") or (2.28m x 3.58m)

Bathroom (6' 11" x 8' 2") or (2.12m x 2.50m)

Services

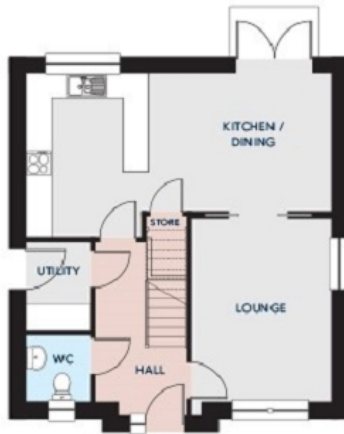
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





TOTAL 112m²

GROUND FLOOR

Lounge	3.28m x 4.36m	10'9" x 14'4"
Kitchen / Dining	7.18m x 3.85m	23'7" x 12'8"
Utility	2.09m x 1.50m	6'10" x 4'11"
WC	1.50m x 1.57m	4'11" x 5'2"

FIRST FLOOR

Bedroom 1	3.30m x 3.72m	10'10" x 12'2"
Ensuite	1.68m x 1.75m	5'6" x 5'9"
Bedroom 2	2.66m x 3.72m	8'9" x 12'2"
Bedroom 3	2.57m x 3.20m	8'5" x 10'6"
Bedroom 4	2.28m x 3.58m	7'6" x 11'9"
Bathroom	2.12m x 2.50m	6'11" x 8'2"

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.