

# 3 School Brae

Croy, Inverness, IV2 5PB

Offers Over £385,000







### Overview

- Immaculate detached bungalow with Moray Firth Views
- Private driveway, generous front and rear gardens
- Lounge, sunroom, kitchen/diner, utility, 4 double bedrooms, 2 en suites, family bathroom
- Garage conversion incorporating a spacious bedroom, en suite and utility
- Ideal for families seeking space or those looking for a retirement property
- EPC band D



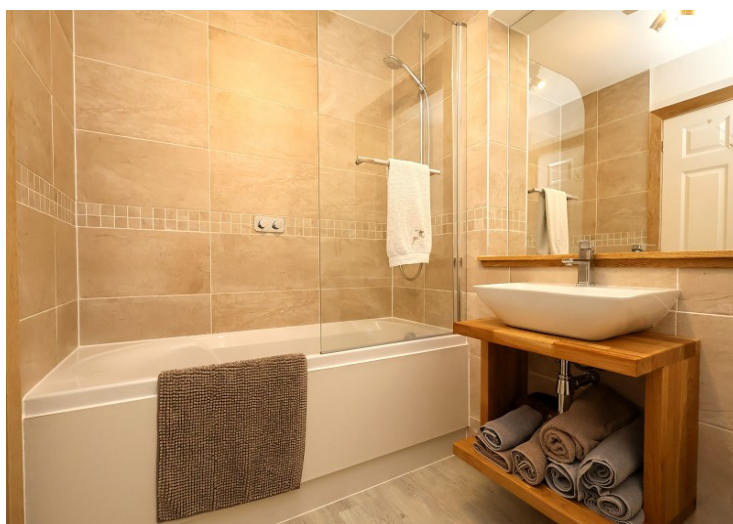
### Description

Fantastic opportunity to purchase this well-presented four-bedroom detached bungalow in the peaceful village of Croy. This modern property is set on a lovely plot with beautiful open views towards the Moray Firth. Offering a generous layout with flexible living space, a large garden, and a converted garage providing additional accommodation, this home is perfectly suited to families or those looking for a home with multi-generational potential. The accommodation comprises a bright and spacious lounge to the front of the property, which opens via double doors into the open-plan kitchen/diner, ideal for everyday family life and entertaining. Off the dining area is a sunroom, a relaxing space looking out to the private rear garden. The kitchen has been fitted with a ceramic hob, electric oven, extractor, and integrated dishwasher. A separate utility room to the rear provides space for laundry appliances and leads directly to the rear garden. The property has four bedrooms in total. The former double garage has been thoughtfully converted to create a spacious principal bedroom with its own en suite shower room, and gives access to the utility. Bedroom two also benefits from an en suite, while a modern family bathroom serves the remaining two bedrooms. Externally, the home is set on a generous plot with private driveway parking and expansive front and rear gardens, including a patio area offering privacy and the perfect spot to relax. Further benefits include electric heating, broadband, and double glazing throughout.



## Room Dimensions

Lounge	(12' 9" x 17' 10") or (3.88m x 5.44m)
Kitchen / Diner	(19' 9" x 13' 5") or (6.01m x 4.09m)
Sun Room	(13' 3" x 14' 0") or (4.05m x 4.27m)
Utility Room	(8' 2" x 8' 1") or (2.48m x 2.46m)
Principal Bedroom	(18' 1" x 13' 10") or (5.50m x 4.21m)
Bedroom 2	(13' 1" x 11' 2") or (4.00m x 3.40m)
Bedroom 3	(8' 8" x 11' 5") or (2.64m x 3.47m)
Bedroom 4	(7' 10" x 9' 4") or (2.40m x 2.85m)
Bathroom	(7' 8" x 5' 7") or (2.33m x 1.70m)







#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and window blinds. Integrated appliances include the ceramic hob, electric oven, extractor fan, and dishwasher.

#### Services

Mains electricity, water, and drainage. Broadband and telephone point.

#### Council Tax Band E

#### Tenure Freehold

#### Floor Area 149m<sup>2</sup>

#### Entry By mutual agreement.

#### Viewing

To arrange a viewing of this property please contact Travis on 01463 233218 or 07402 405946.



**Tel: 01463 233218**

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