



14 First Field Avenue, North Kessock, Inverness, IV1 3JB

Modern and spacious detached four-bedroom home, perfect for young families

- **Bright livingroom**
- **Large kitchen and dining room with direct access to garden**
- **Utility room**
- **Office on ground floor with potential for a fifth bedroom**
- **Ground floor W.C**
- **Master bedroom with en suite shower room**
- **3 Further bedrooms, two sharing a Jack and Jill shower room**
- **Family bathroom**
- **Private back garden**
- **Single garage**

Location

North Kessock is a friendly coastal village and offers a good range of day to day facilities including a Primary School, tea room, bakery and a convenience store.

North Kessock benefits from daily buses in and out of the village.

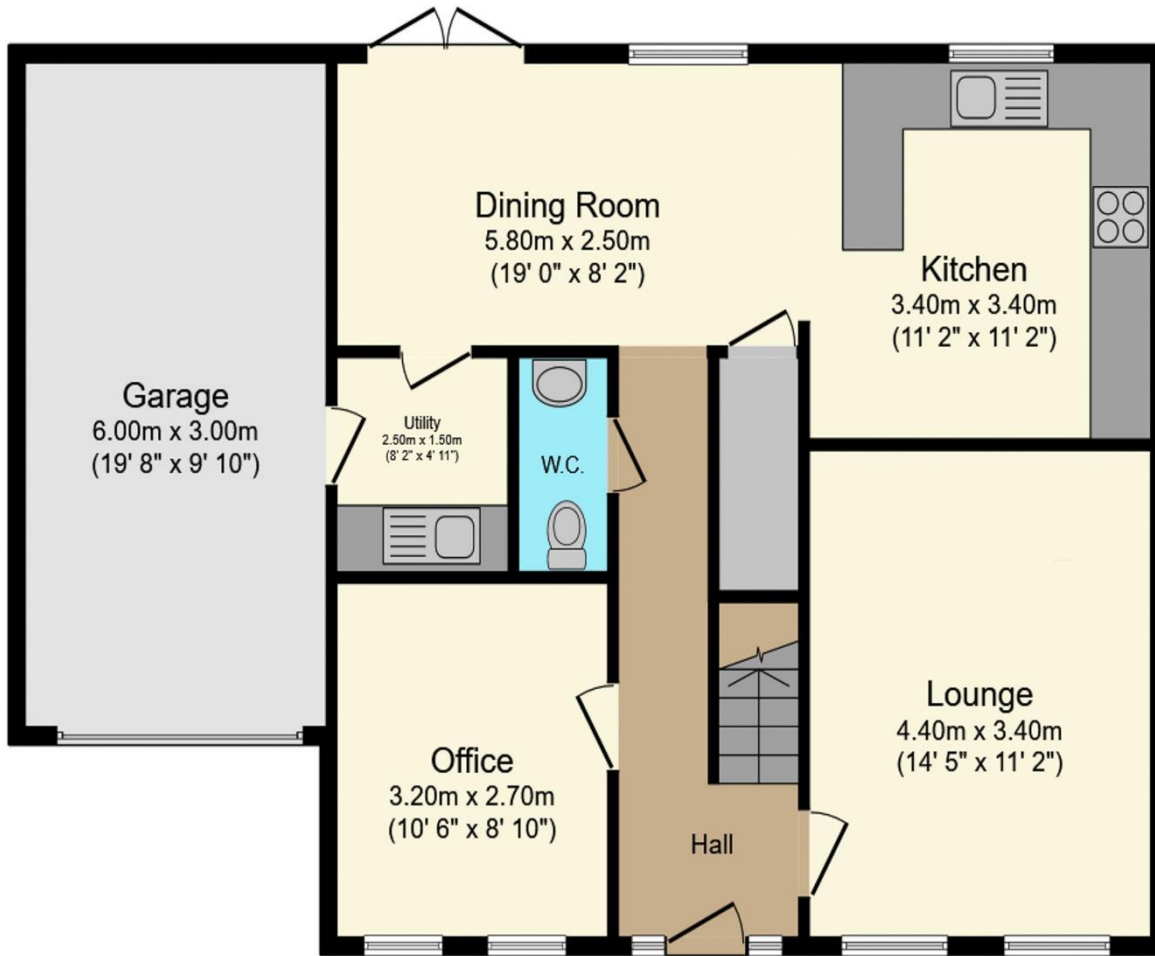
The A9 provides quick access over the Kessock Bridge to the Highland capital city of Inverness where you will find a wide range of Supermarkets, leisure facilities, restaurants, retail parks and the Eastgate shopping centre.

Viewing Arrangements

By appointment with The Church of Scotland Law Department.

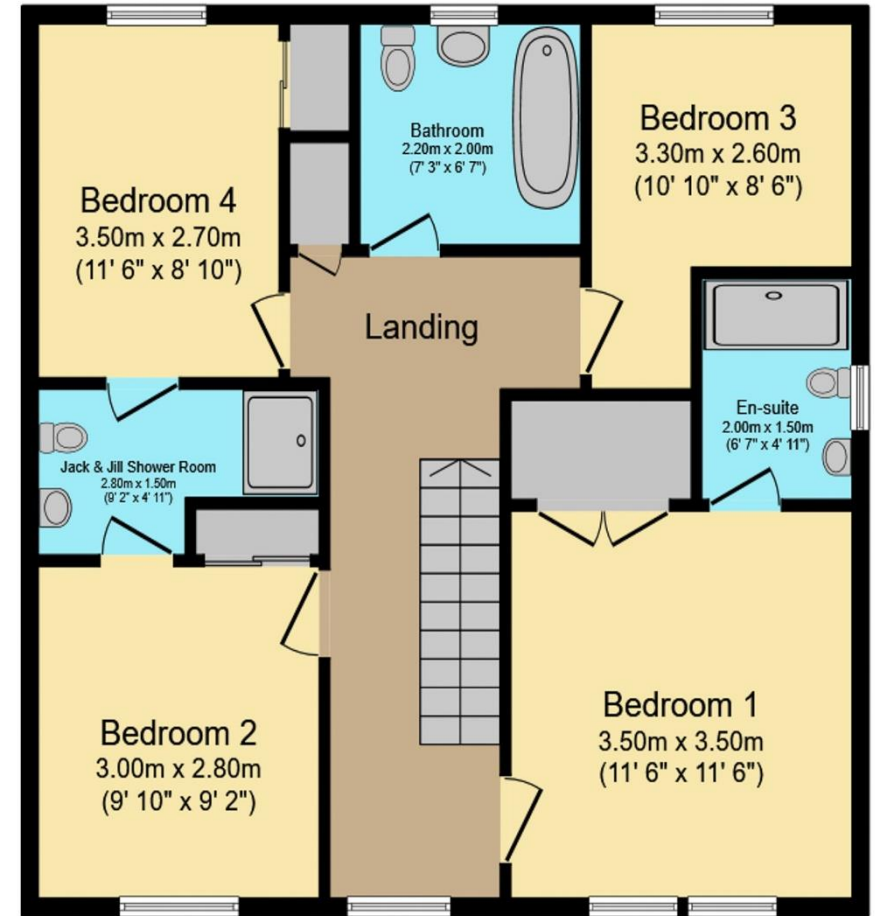
Please email properties@churchofscotland.org.uk





Ground Floor

Floor area 82.6 sq.m. (889 sq.ft.)



First Floor

Floor area 64.0 sq.m. (689 sq.ft.)

TOTAL: 146.6 sq.m. (1,578 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

