

Services

Mains water, electricity, and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, blinds, washing machine, dishwasher and pool table. Hot tub is available by separate negotiation.

Heating

Air source heating. Under floor heating downstairs, with radiators upstairs.

Glazing

Double glazed windows throughout.

Council Tax Band

G

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

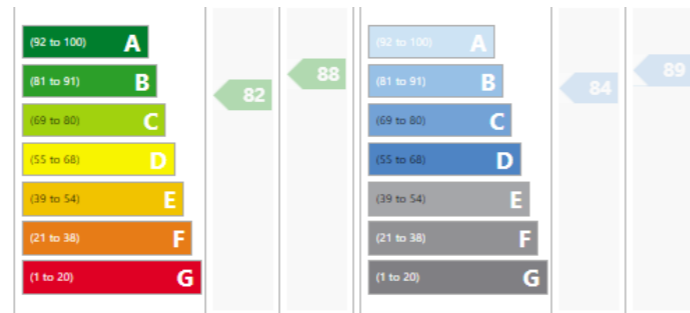
By mutual agreement.

Home Report

Home Report Valuation - £525,000
A full Home Report is available via Munro & Noble website.

Property Coordinates

<https://goo.gl/maps/HY5I8S2EddvWX96G9>



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Newlands of Broomhill, Croft Steading Nairn IV12 5SF

A substantial and detached four bedroomed villa, with attached steading that is located on the outskirts of the popular town of Nairn, occupying a plot that extends to around approx. half an acre.

OFFERS OVER £525,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Villa
- 4 Bedrooms
- 1 Reception
- 2 Bathrooms
- Air Source
- Garden
- Steading



Bedroom One



Bedroom One En-Suite Bathroom



Bedroom One En-Suite Bathroom



Bedroom Four



Bedroom Two



Kitchen/Dining Room



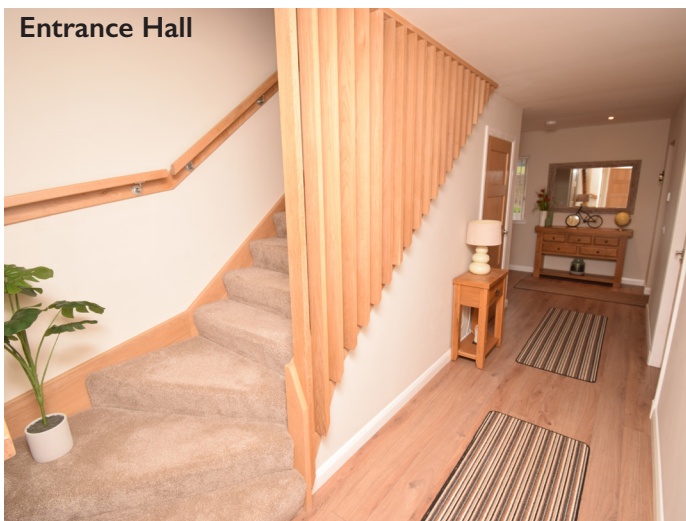
Kitchen/Dining Room



Kitchen/Dining Room



Entrance Hall



Bathroom





Property Description

Occupying an enviable plot and enjoying views towards the Moray Firth, this individual, architect designed four bedroomed villa with steading was completed in 2021 and is within commuting of Inverness Airport, Castle Stuart Golf Links and Cawdor Castle. The pristine accommodation will appeal to families, and with the clever use of glazing, a bright and airy environment is generated throughout. Finished to an exacting standard, the property offers modern and spacious accommodation spread over two floors, plus a plethora of features including oak veneer doors, a luxurious en-suite bathroom, underfloor heating, double glazing, air source heating, and ample storage provisions. On entering the property, you are met with an entrance vestibule, off which can be found a hallway (with fitted storage facilities) a useful WC/utility room, and the principal bedroom which benefits from a multi-fuel stove, his & hers walk-in wardrobes and French doors leading to the rear courtyard, as well as boasting a deluxe en-suite bathroom. Completing the ground floor accommodation is the double aspect lounge and the substantial kitchen/dining room. This impressive room forms heart of the home, and is a double aspect room having a window to the front and patio doors to the rear which gives access to the private courtyard, a great space for outdoor alfresco and entertaining. It is fitted with sleek wall and base mounted units with solid oak worktops and matching island, a ceramic sink with mixer tap and drainer, a wine rack and has integral appliances consisting of a dishwasher, an induction hob with extractor over, two separate ovens, a microwave and warming drawer. The dual aspect, multi-fuel stove rests on a stylish slate hearth and provides a cosy space to both the kitchen/dining area and the generously sized lounge. From the entrance hall, a solid oak staircase leads to the first floor which has loft access, a cupboard, the family bathroom, and three double bedrooms, all from which views over the neighbouring countryside can be enjoyed. The family bathroom and en-suite are both modern with the bathroom having a WC, a wash hand basin, and bathtub with shower over, while the fully tiled en-suite has a double basin vanity unit, a WC, an open shower with double shower head and a bathtub. Outside, the garden grounds extends to around approx. half an acre, a woodstore, and a driveway leads to the large gravel area that provides off-road parking and turning for a number of vehicles. The side and rear elevation is a combination of slabs and cobbles, has well-placed hot tub, while also having an area of lawn with a feature pond. The attached steading has power, lighting and provides additional storage space, and has excellent potential for a number of uses. Early viewing is essential for those looking for a quality property in peaceful and tranquil location.



Entrance Vestibule



WC/Utility Room



Rooms & Dimensions

- Entrance Vestibule
Approx 2.83m x 1.97m*
 - Entrance Hall
 - Kitchen/Dining Room
Approx 6.88m x 7.84m*
 - Lounge
Approx 5.65m x 6.89m*
 - WC/Utility Room
Approx 2.95m x 2.54m
 - Bedroom One
Approx 6.11m x 3.66m*
 - Walk-in Wardrobe X2
Approx 2.54m x 1.68m
 - Bedroom One En-Suite Bathroom
Approx 4.59m x 2.92m
 - Landing
 - Bedroom Three
Approx 5.10m x 4.41m
 - Bathroom
Approx 3.91m x 3.26m*
 - Bedroom Four
Approx 3.21m x 3.99m*
 - Bedroom Two
Approx 5.12m x 5.66m
 - Steading
Approx 13.03m x 11.24m
- (*At widest point)

