

1ST FLOOR



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Free-standing, dishwasher, fridge-freezer, washing machine, tumble dryer and tall freezer.

Heating

Gas central heating

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

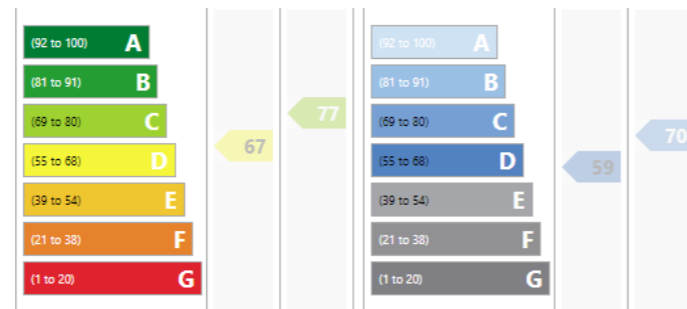
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £350,000
 A full Home Report is available via Munro & Noble website.



**77 Stratherrick Road
 Inverness
 IV2 4LL**

A well-presented, five bedroomed detached house located in Lochardil that is fully double glazed, has gas central heating, gardens and a carport.

OFFERS OVER £350,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached House
- 5 Bedrooms
- 2 Receptions
- 1 Bathroom
- Gas
- Garden
- Garage
- Carport

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.

First Floor Bedroom



First Floor Bedroom



Ground Floor Bedroom



Ground Floor Bedroom



Ground Floor Bedroom



Kitchen/Breakfast Room



Kitchen/Breakfast Room





Lounge



Dining Room

Property Description

Located in the desirable Lochardil area of the city, 77 Stratherrick Road is a substantial, five bedroomed detached house with a garage and carport that occupies a generous plot with enclosed rear garden grounds. Benefiting from a number of pleasing features including gas central heating, double glazed windows, three ground floor bedrooms and bathroom, plus ample storage provisions, early viewing is highly recommended to fully appreciate the location and size of the accommodation within this lovely home. On entering the property via the glazed front door, you are met with an entrance vestibule and hallway which has a staircase leading to the first floor gallery landing. The ground floor accommodation comprises a sizeable, double aspect lounge which has a patio door giving access to the rear garden and sliding doors leading to the formal dining room (which is also accessed from the entrance hall and kitchen) three double bedrooms, and the family bathroom which comprises a wash hand basin, WC, a bath and a tiled shower cubicle with mains shower. The kitchen/breakfast room provides ample space for a table and chairs, and is a double aspect room having windows to the front and side elevation, giving this room a light and airy feel. It is fitted with wall and base mounted units with worktops, has a 1 1/2 stainless steel sink mixer tap and drainer, complimentary splashbacks and two cupboards. Off the kitchen can be found a handy utility room which has a door to the rear elevation, wall and base mounted units with worktops and a sink. Included in the sale is a dishwasher, fridge-freezer, washing machine, tumble dryer and a tall freezer. Upstairs on the gallery landing, a WC, loft, and two further, double bedrooms can be accessed. A fantastic feature of the property is the abundance of storage it provides. The entrance hall has an understairs cupboard, three of the bedrooms have built-in wardrobes, two bedrooms have storage within the eaves and the gallery landing has two fitted cupboards, ideal for large families.

Outside, the front garden is partially enclosed by walling and has a number of shrubs and hedges, while a gravel driveway provides off-street parking for a number of vehicles and leads to the carport and single garage which has an electric roller door. The tiered rear garden is a combination of lawn and gravel and as well as having perfectly positioned patio area to soak up the sunshine. It is fully enclosed by hedging and mature trees, providing privacy. Local facilities include a general store, a pharmacy, and a hairdresser. Primary school education is provided at Lochardil Primary with secondary pupils attending Inverness Royal Academy, both of which are within walking distance to the property. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found.



Lounge



Utility Room



Bathroom

- Rooms & Dimensions**
- Entrance Vestibule
Approx 1.36m x 1.02m*
 - Entrance Hall
 - Dining Room
Approx 3.05m x 3.89m
 - Kitchen/Breakfast Room
Approx 7.02m x 3.02m*
 - Utility Room
Approx 2.80m x 1.79m
 - Lounge
Approx 4.48m x 6.54m*
 - Ground Floor Bedroom
Approx 2.98m x 3.24m
 - Ground Floor Bedroom
Approx 2.99m x 3.72m
 - Ground Floor Bedroom
Approx 2.71m x 3.76m
 - Bathroom
Approx 2.53m x 2.61m*
 - Gallery Landing
 - WC
Approx 1.60m x 0.85m
 - First Floor Bedroom
Approx 4.62m x 4.74m*
 - First Floor Bedroom
Approx 3.64m x 6.01m
 - Garage
Approx 2.78m x 5.26m
- (*At Widest Point)

