

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, blinds and white goods.
 Garden shed and greenhouse.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

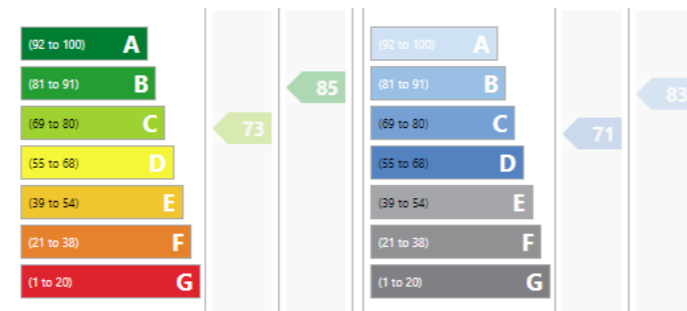
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £360,000
 A full Home Report is available via Munro & Noble website.



9 Druid Temple Way
Inverness
IV2 6UQ

An immaculate, four bedroomed detached bungalow with substantial garden grounds and an integral single garage, located in the desirable Inshes area of Inverness.

OFFERS OVER £360,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached House
- 4 Bedrooms
- 1 Reception
- 2 Bathrooms
- Gas
- Office Potential
- Garden
- Garage

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.

Bedroom One



En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four/Office



Lounge/Dining Room



Lounge/Dining Room



Kitchen/Breakfast Room



Property Description

9 Druid Temple Way is an impressive, detached bungalow with integral garage that offers contemporary and well proportioned accommodation spread over one floor. In pristine condition throughout, this home offers a wealth of features including Oak doors and flooring, double glazing, gas central heating, neutral décor and a modern fitted kitchen. The clever use of glazing throughout allows an abundance of natural light, generating a bright and airy environment and the room layout makes the most of the stunning views over Ben Wyvis and beyond. On entering the property, you are met with an entrance vestibule and hallway that has two storage cupboards and gives access to the loft and all rooms. The front facing lounge/dining room is spacious in size, but provides a cosy environment and boasts views toward the city and Ben Wyvis. There are four, double bedrooms (one which could be utilised as a dining room, snug or office) with two benefiting from double fitted mirrored wardrobes with sliding doors, and the principal bedroom boasting an en-suite shower room. The family bathroom and en-suite shower room are both modern and stylish with the bathroom having a vanity wash hand basin, WC, a bath with mains shower over, and the en-suite, a tiled shower cubicle with mains shower, a WC and a vanity unit wash hand basin. Both are completed with complimentary tiling. Completing the accommodation is the well appointed kitchen/breakfast room. This room forms the heart of the home and is double aspect, having windows to the side and rear elevation, making this a bright, fresh space. It is fitted with sleek base mounted units and floor to ceiling units integrating a pull out larder, Oak worktops and matching Oak breakfast bar, and has two sink drainers with mixer taps, lower lighting, and integral appliances consisting of an AEG induction hob with extractor over, an eye level double oven, a larder fridge, a wine cooler, a Neff dishwasher, and a free-standing washing machine. From here, there is a door to the rear garden and garage. Outside, the front and side garden are laid to lawn and to one side runs a lock block driveway that provides off-street parking for three vehicles and in turn leads to the garage which has an up and over door, a pedestrian door, power and lighting. The large rear garden is sloped and is fully enclosed with timber fencing and hedging, providing privacy. It is a combination of patio and lawn, with a gravel border and has a decking area which positioned perfectly to soak up the sunshine throughout the day and is ideal for outdoor entertaining. There are a number of fruit trees, as well as a useful vegetable patch. Sited here is a shed and greenhouse which are included in the sale. Early viewing is highly recommended to appreciate the size of the accommodation on offer as well as the size of the plot it occupies. Local amenities include Inshes Retail Park, an Asda and Tesco supermarket, petrol station, and Dobbies Garden Centre. Primary and secondary schooling are both within walking distance of the property.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Bathroom



Rooms & Dimensions

Entrance Vestibule
Approx 1.26m x 1.33m

Entrance Hall

Bedroom Four/Office
Approx 3.27m x 2.96m

Lounge/Dining Room
Approx 3.81m x 5.44m

Kitchen/Breakfast Room
Approx 3.54m x 6.07m*

Bathroom
Approx 3.04m x 2.34m*

Bedroom Three
Approx 3.03m x 2.81m

Bedroom Two
Approx 3.84m x 2.83m

Bedroom One
Approx 3.39m x 3.84m*

En-Suite Shower Room
Approx 1.64m x 2.11m

Garage
Approx 3.06m x 5.26m

(*At widest point)

