

Services

Mains electricity and water. Drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, blinds, and integrated appliances.

Heating

Ground source underfloor heating.

Glazing

Double glazing throughout.

Council Tax Band

G

Viewing

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

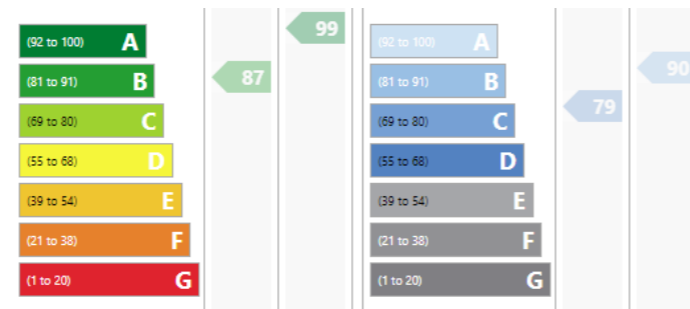
Entry

By mutual agreement.

Home Report

Home Report Valuation - £470,000

A full Home Report is available via Munro & Noble website.



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.

Greenhill Steading
Culbokie
IV7 8JZ

This stunning four bedroomed detached converted steading has extensive gardens, an integral double garage, and ground source heating.

OFFERS OVER £465,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

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🖨️ 01463 22 51 65

Property Overview

- Detached Steading
- 4 Bedrooms
- 1 Reception
- 2 Bathrooms
- Sun Room
- Ground Source
- Garden
- Garage

Kitchen/Diner/Lounge



Kitchen/Diner/Lounge



Kitchen/Diner/Lounge



Sun Room



Utility Room



Bedroom One



Bedroom Two



Bedroom Three/Office



Property Description

Munro and Noble are delighted to present this beautiful four bedroomed converted steading just outside the village of Culbokie. This stunning, eco-friendly home boasts a borehole driven ground source heat-pump providing hot water and underfloor heating. The house has solar PV and solar thermal panels and is double glazed throughout. Having been converted to a high standard in 2008, this one-of-a-kind property is sure to impress any potential purchasers. The large open plan lounge/diner/kitchen boasts a woodburning stove and is bright and airy owed to the large floor to ceiling windows and patio door, and the four Velux rooflights that all allow an abundance of natural light. From here, stairs lead up to the sunroom, elevated above the rest of the property so as to perfectly frame the views from the side elevation, this provides the perfect place to relax, work, or study. The fully fitted kitchen comprises wall and base mounted units with worktops and splashback tiling, a stainless-steel sink with mixer tap and drainer, an integrated eye level electric oven and grill, an induction hob with extractor over, and space for freestanding appliances. From the lounge the property splits into two wings, one housing a large storage cupboard, a wet room, two double bedrooms, and a third bedroom/office. The second wing houses the bathroom, a double bedroom, pedestrian access to the garage, and the utility room where the ground source heat pump and solar panel controls can be found along with further counter and cupboard space, plus plumbing for a washing machine and space for further undercounter appliances. All three bedrooms benefit from built in storage facilities, while both the bathroom and wet room are clean and modern, the bathroom is especially impressive with both a large bath and a shower cubicle as well as a wall mounted basin, a heated towel rail and a WC. The integral double garage has power and lighting and a large electrically assisted door. Externally, the property sits within extensive garden grounds of approximately 1.04 acres, with raised beds, a pond, multiple sheds and woodstores, a gravel parking area, a mix of lawn and wilder areas that are sure to appeal to any nature lovers. Early viewing is highly recommended. The property is located approximately 2 miles from the village of Culbokie that has a range of amenities including a primary school, a general store, post office and a bar/restaurant. Dingwall is approximately 8 miles away, and the property is roughly 12 miles north of the city of Inverness where a larger range of amenities can be found.

Rooms & Dimensions

- Entrance Hall
 - Bedroom One
Approx 4.41m x 3.58m
 - Bedroom Two
Approx 3.29m x 3.88m
 - Bedroom Three/Office
Approx 3.42m x 3.11m
 - Wet Room
Approx 3.40m x 1.95m*
 - Kitchen Area
Approx 4.71m x 4.73m
 - Kitchen/Diner/Lounge
Approx 5.28m x 11.67m*
 - Sun Room
Approx 5.75m x 3.31m*
 - Utility Room
Approx 5.45m x 2.63m
 - Bathroom
Approx 2.04m x 3.60m
 - Bedroom Four
Approx 3.61m x 4.12m*
 - Garage
Approx 4.79m x 5.49m
- (*At widest point)



Bathroom



Wet Room

