



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. Some items of furniture are available by separate negotiation.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

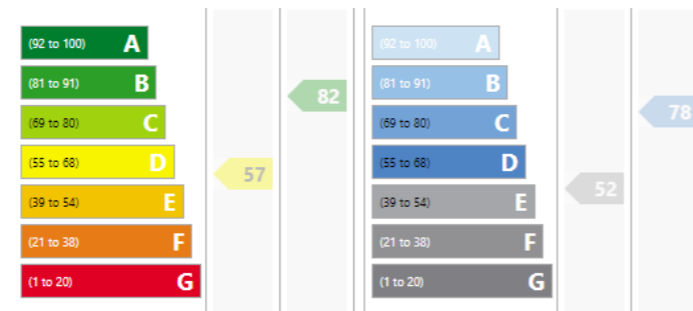
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £250,000
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.

**Glenmhor
Foyers
IV2 6XU**

A pristine, three bedroomed, end-terraced villa located in the picturesque village of Foyers, which has off-road parking, a summer house and attractive garden grounds.

OFFERS OVER £248,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- End-Terraced Villa
- 3 Bedrooms
- 2 Receptions
- 3 Bathrooms
- Oil
- Garden
- Parking



Sitting Room



First Floor Bedroom Two



En-Suite Shower Room



First Floor Bedroom One



Jack & Jill Bathroom



Kitchen/Dining Room



Kitchen/Dining Room



Formal Lounge



Property Description

Glennhor is a luxurious, end-terraced villa which has been completely renovated to an exacting standard by the current owners and occupies an elevated plot from which partial views over the famous Loch Ness can be enjoyed. Viewing is essential not only to appreciate the tranquil setting and interior within, but the potential it holds to lend itself as a fantastic holiday let, as well as a comfortable family home. Spread over two floors, this impressive home offers stylish and modern accommodation throughout, whilst retaining a number of original charming features including high ceilings, deep skirtings, cornicing and solid oak doors. Further pleasing features include double glazed windows, oil heating, and ample storage provisions. Entering the property you are met with an entrance vestibule, off which can be found a hallway, a ground floor bedroom, a shower room and a stunning, formal lounge with feature wood burning stove on a slate hearth. This generously sized room is dual aspect and has three windows, allowing an abundance of natural light to flood the room. The open plan kitchen/dining room is fully fitted to a modern specification and forms the heart of the home having French doors which open onto a raised, timber decking area which overlooks the rear garden and surrounding woodland. There are contemporary wall and base mounted units with worktops and flattering splashback tiling, a 1 1/2 sink bowl with mixer tap and drainer, a free-standing five ring stove and integral goods include a dishwasher and an under-counter fridge. Off the kitchen is the useful utility room which has a washing machine and fridge/freezer, wall and base mounted units with worktops, and allows space for a tumble dryer. From here doors give access to a storage cupboard, and the rear elevation. The rear hall has a staircase leading to the first floor which has a bright and airy gallery landing, two double bedrooms and a sitting room, which could be utilised as a forth bedroom if required. Both bedrooms have fitted storage facilities, while the sitting room and front facing bedroom have views towards Loch Ness, and the advantage of en-suite shower room. Upstairs is completed by the Jack & Jill bathroom which boasts a tiled shower cubicle, and a vanity wash hand basin, while a beautiful free-standing bath adds a little bit of luxury to an already stunning room. A great feature of this property is the floored loft which is access from the sitting room. This room has power, lighting, and has potential for a variety of uses subject to gaining the relevant warrants and permissions.

Outside, the front garden is of low maintenance being laid to paved slabs with a delicate gravel border which continues to the landscaped side elevation. This pleasing area is a combination of lawn and tiered rockery decorated with colourful shrubbery, an arbour and is enclosed by timber fencing. The rear garden is accessed by a shared track which leads to a private gravel driveway which allows ample space for parking, with additional available to the front of the property. A well placed decking area provides space for enjoying the sunshine and surrounding views, and is an ideal space for alfresco dining and relaxing.



Ground Floor Bedroom



Utility Room

Rooms & Dimensions

- Entrance Vestibule
Approx 1.02m x 1.30m
- Entrance Hall
- Ground Floor Bedroom
Approx 3.83m x 2.97m
- Shower Room
Approx 1.54m x 2.28m
- Formal Lounge
Approx 3.36m x 5.49m
- Kitchen/Dining Room
Approx 5.16m x 3.29m
- Utility Room
Approx 3.59m x 2.81m*
- Rear Hall
- Landing
- Jack & Jill Bathroom
Approx 2.38m x 2.80m
- First Floor Bedroom One
Approx 3.44m x 4.07m
- First Floor Bedroom Two
Approx 3.44m x 4.07m
- En-Suite Shower Room
Approx 2.20m x 1.47m
- Sitting Room
Approx 4.07m x 4.38m
- Loft
Approx 7.83m x 4.00m*

*At widest point

