

**Services**

Mains gas, water, drainage, and electricity.

**Extras**

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

**Heating**

Gas central heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

G

**Viewing**

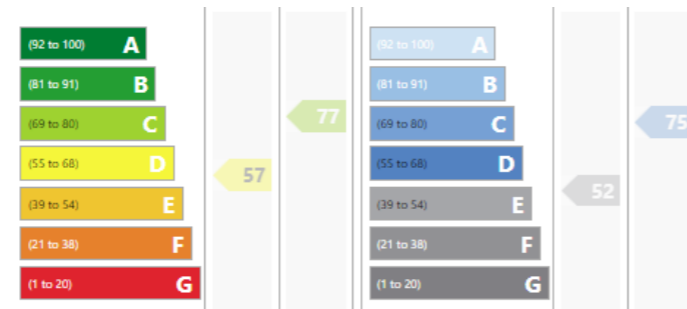
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £275,000  
 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.



**Brae Cottage, 92 Culduthel Road  
 Inverness**

**IV2 4HH**

*This well proportioned three bedroomed detached cottage boasts ample off-street parking, gas central heating, and a generous rear garden.*

**OFFERS OVER £265,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

**Property Overview**

 Detached Cottage	 3 Bedrooms	 2 Receptions	 1 Shower Room
 Office Potential	 Gas	 Garden	 Carport









Bedroom One



Bedroom Two







Lounge



Shower Room

### Property Description

Brae Cottage is a well-proportioned, three bed roomed detached cottage located on Culduthel Road, and is located close to a number of excellent amenities. It boasts gas central heating, double glazed windows, ample parking for multiple vehicles, generous garden grounds and viewing is recommended. The accommodation within is spread over one floor, and comprises a modern fitted kitchen, a spacious lounge with patio doors leading out to a raised decking area, an inner hall with fitted storage facilities, a formal dining room, a shower room, two double bedrooms (both of which benefit from built-in storage) and a further bedroom/study. The kitchen is fitted with wall and base mounted units with worktops and complimentary splashbacks, a 1 1/2 stainless steel sink with mixer tap and drainer, and integrated appliances including a dishwasher, an electric oven, and an electric hob with extractor fan over. The shower room consists of a wash hand basin, a W/C and a wet-walled shower cubicle with mains shower.

Externally, the property has a driveway to the front elevation which leads to the useful carport. This area is a combination of paving and gravel, and is complimented by colourful shrubs and hedges. The rear garden is of a generous size and is laid to a mix of lawn and paving, with a raised decking area overlooking the space. Mature trees and hedging surround the garden giving privacy and makes this space a great area for entertaining. The property is located in the popular Culduthel area of Inverness where there is a general store, with primary and secondary schools also located close by. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of facilities can be found, including Eastgate Shopping Centre and a selection of bars, restaurants, High Street shops, a post office, pharmacies and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.



Dining Room



Bedroom Three/Study

### Rooms & Dimensions

Kitchen

Approx 4.34m x 3.00m

Lounge

Approx 6.07m x 4.50m

Dining Room

Approx 3.07m x 4.94m

Inner Hall

Approx 2.48m x 1.54m

Bedroom One

Approx 3.57m x 3.04m

Bedroom Two

Approx 3.06m x 3.58m

Bedroom Three/Study

Approx 3.96m x 2.63m

