



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings and blinds. Some items of furniture are available under separate negotiation.

Heating

Oil fired central heating and wood-burning stove.

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 - £345,000
 A full Home Report is available via Munro & Noble website.



**Shieldaig
 Tore**

IV6 7RY

An attractive, four bedroomed, detached bungalow, with gardens and a detached garage.

OFFERS OVER £343,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Bungalow
- 4 Bedrooms
- 2 Receptions
- 4 Bathrooms
- Oil
- Garden
- Garage
- Off-Road Parking

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



Kitchen/Diner



Bedroom One En-Suite Shower Room



Bedroom Two



Kitchen/Diner



Inner Hall



Bedroom Three



Bedroom Four



Shower Room



Family Room/Dining Room



Lounge



Property Description

Shieldaig is a deceptively spacious bungalow that will appeal to a variety of potential purchasers, especially families or those looking for Air B&B potential. Boasting a wealth of pleasing features including oil fired central heating, double glazing windows, a private rear garden, a detached garage, early viewing is recommended to fully appreciate the accommodation within. The bungalow comprises an entrance hall, a bright and spacious double aspect family/dining room with a feature gas fire set within a stone surround, a kitchen, a spacious lounge with wood-burning stove and patio doors which allows an abundance of natural light to flow throughout the room, an inner hall (which is currently being utilised as a utility area), a shower room, four double bedrooms (one having a wash hand basin) two having en-suite shower rooms, and a family bathroom. The kitchen is the heart of the home providing space for informal dining and comprises a pantry cupboard, wall and base mounted units with worktops and splashbacks, and a 1 1/2 stainless steel sink with mixer tap and drainer. The integrated goods include an electric oven/grill, a gas hob with extractor hood over, a microwave, a dishwasher and a wine cooler. The family bathroom comprises a WC, a wash hand basin, a bidet and a bath with mains shower over and is completed with complimentary tiling. There is plenty of storage throughout, with three bedrooms having fitted wardrobes, while the entrance hall has two good sized cupboards.

Outside, the front garden is laid to lawn, with mature flowers and is partially enclosed by walling and has a tarmac driveway which provides ample space for off-street parking and leads to the detached garage, which has an up and over door, power and lighting. The rear garden is a generous size, is fully enclosed by wooden fencing which provides privacy and is predominantly laid to lawn, with an area of patio perfectly positioned to enjoy the sunshine. Sited here is a garden shed, a greenhouse and a vegetable patch. Local amenities can be found nearby with Tore primary school in close proximity, with a school bus service at the end of the road, there is also a local fruit farm and other amenities are nearby in the village of Munloch include a village shop, a hotel, a Post Office, a doctor's surgery and a bank. Secondary schooling can be found in Fortrose to which a bus service runs. A more comprehensive range of amenities can be found in Inverness City Centre including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & cinemas. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.



Family Room/Dining Room



Bathroom

Rooms & Dimensions

- Entrance Hall
- Family Room/Dining Room
Approx 5.07m x 7.43m*
- Kitchen/Diner
Approx 3.90m x 5.69m
- Lounge
Approx 7.35m x 3.60m
- Inner Hall/Utility Room
- Shower Room
Approx 1.53m x 0.71m
- Bedroom Four
Approx 3.85m x 2.65m
- Bedroom One
Approx 4.68m x 3.30m
- En-Suite Shower Room
Approx 0.77m x 2.41m
- Bathroom
Approx 1.83m x 2.68m
- Bedroom Three
Approx 4.05m x 2.69m
- Bedroom Two
Approx 4.41m x 2.96m
- En-Suite Shower Room
Approx 0.76m x 2.07m
- Garage
Approx 3.81m x 6.95m

*At widest point

