

**HOME REPORT VALUATION £200,000**

**Services**  
Mains electricity, water and drainage.

**Extras**  
All fitted floor coverings, curtains, blinds and free standing white goods.

**Heating**  
Oil fired central heating.

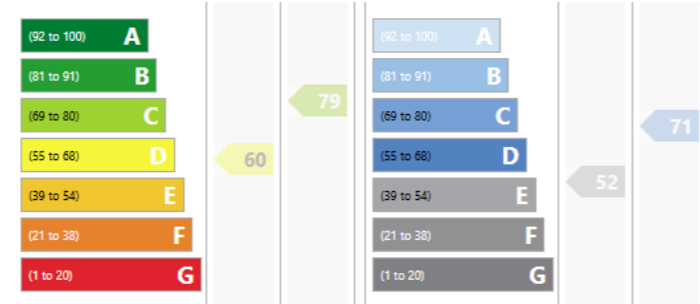
**Glazing**  
Double glazed windows throughout.

**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 - £200,000  
A full Home Report is available via Munro & Noble website.



**The Orrin, 7b Mill View Crescent  
Kirkhill  
IV5 7PE**

A three bedroomed, detached villa with off-street parking located in the village of Kirkhill which has oil fired central heating and double glazed windows.

**OFFERS OVER £185,000**

📍 The Property Shop, 20 Inglis Street, Inverness  
✉ property@munronoble.com  
☎ 01463 22 55 33  
🖨 01463 22 51 65

**Property Overview**

- 🏠 Detached Villa
- 🛏 3 Bedrooms
- 🛋 1 Reception
- 🏡 Conservatory
- 🛁 1 Bathroom
- 🛢 Oil
- 🌿 Garden
- 🚗 Off-Street 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.



Lounge



Kitchen

**Property Description**

Located in the peaceful village of Kirkhill, The Orrin is a three bedroomed, detached villa which boasts sizeable garden grounds, a driveway and views towards to surrounding countryside. The property requires a degree of modernisation, but once complete, the flexible accommodation will suit a number of prospective purchasers, especially families and is conveniently located within walking distance to primary schooling, and a bus stop which allows easy commuting to the city of Inverness. Inside, the entrance vestibule leads to the spacious hallway, off which can be found a well-proportioned lounge with conservatory off, a fitted kitchen, a utility area (with a door to the rear elevation) and a useful WC. The kitchen comprises wall and base mounted units with worktops, splashbacks, and 1½ stainless steel sink with drainer and mixer tap. Integral goods include an eye-level oven, an electric hob with extractor fan over and a dishwasher. Further to this is a breakfast bar for informal dining, and a door to the conservatory. White goods included in the sale consist of a washing machine, tumble dryer, and fridge-freezer.

From the hallway, stairs rise to the first floor accommodation which consist of three bedrooms, and a bathroom comprising a WC, a wash hand basin and bath, completed with complimentary tiling. A great feature of the property is the ample storage it provides, with a two spacious cupboards, loft space, and all three bedrooms boasting fitted storage facilities. Further pleasing features include oil fired central heating and double glazed windows. Please note, the conservatory is in a poor and dangerous state of repair and should not be accessed for safety reasons. Outside, the garden grounds surround the property and are laid to lawn, and enclosed by timber fencing. There is a driveway to the rear elevation, and this is where the property is always accessed from.

Kirkhill is a vibrant community with regular village activities and local amenities include a community hall, church, and a nursery. Primary schooling is within walking distance to the property, and secondary schooling is available at Charleston Academy in Inverness. The location is ideal for walkers and cyclists alike, with many lovely walks and country routes nearby.

**Rooms & Dimensions**

- Entrance Vestibule  
Approx 1.47m x 1.41m
- Hallway
- Lounge  
Approx 4.08m x 4.29m
- Conservatory
- Kitchen  
Approx 4.62m x 2.77m
- Utility Area  
Approx 1.98m x 1.42m
- WC  
Approx 1.38m x 1.42m
- Landing
- Bedroom One  
Approx 3.57m x 4.18m
- Bathroom  
Approx 2.15m x 2.00m
- Bedroom Two  
Approx 3.91m x 3.57m
- Bedroom Three  
Approx 2.66m x 3.02m



Bathroom



Bedroom One



Bedroom Three

