



Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains (apart from the principle & bedroom three), blinds and a washing machine, a dishwasher and a small fridge. Some items of furniture are available by separate negotiation.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

G

Viewing

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

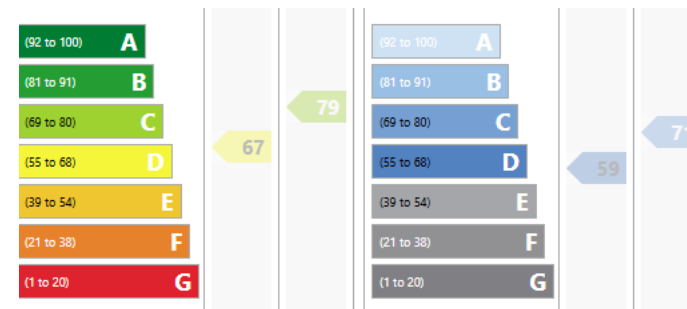
Entry

By mutual agreement.

Home Report

Home Report Valuation - £600,000

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.



Seabhac Kiltarlity IV4 7HW

An immaculate four double bedroomed, detached villa with stunning views, that is fully double glazed, has oil central heating, off-street parking and large garden grounds.

OFFERS OVER £600,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview



Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four





Lounge/Dining Area



Property Description

Occupying an enviable plot and enjoying uninterrupted views towards the countryside and beyond, this architect designed, four bedroomed villa is located west of Inverness in the scenic village of Kiltarlity and early viewing is highly recommended to appreciate the pristine accommodation within and peaceful and tranquil location. The imposing property will appeal to families, and with the clever use of glazing, a bright and airy environment is generated throughout. Finished to an exacting standard, Seabhac offers stylish and spacious accommodation spread over two floors, and boasts a number of pleasing features including under-floor heating (downstairs & en-suite shower room) double glazed windows, oil fired central heating, a wood-burning stove, Rustic Beech flooring, a pinewood staircase, and attractive tiled flooring which runs throughout the ground floor. Upon entering the property, you are met with a reception hall, an inner hall off which can be found a WC, a cloakroom (which can be utilised as an office), two large storage cupboards, an open plan lounge/dining area with glorious floor to ceiling windows, a wood-burning stove set on a Caithness slate hearth, and has an abundance of space for a large table and chairs for entertaining. From here, doors open onto the kitchen/breakfast room, as well as the well placed conservatory which overlooks the garden grounds. The kitchen/breakfast room forms the heart of the home and has a bespoke fitted kitchen with wall and base mounted units and granite worktops with a perfect placed matching island. It boasts Fired earth tiled splashbacks, a Belfast sink with mixer tap, space for a cooker/range and is completed by cosy seating area French doors leading to the rear garden. Included in the sale is a washing machine, dishwasher and a small under counter fridge. Off the kitchen lies a handy utility room with a useful walk-in pantry, a WC and boiler room, offering additional storage. Access to the double garage and rear elevation is can also be found here. On the first floor can be found a lovely gallery landing which overlooks the lounge and leads to the good-sized family bathroom which comprises a WC, a wash hand basin, a bidet, a free-standing bathtub, and tiled shower cubical with mains shower, four double bedrooms (all benefiting from views over the gardens and beyond) with the principle bedroom having a walk-in wardrobe and an en-suite shower room.

Externally, the property has a wrap-around garden, with the front laid to lawn with a rockery area housing mature colourful shrubs, a gravel driveway providing space for multiple cars and leads to the double garage which has up and over doors, power, lighting and a workshop area. The rear elevation is predominantly laid to lawn and is surrounded by a burn with wild bluebells. Sited in the garden are a number of fruit trees (cherry, apple and plum), a vegetable patch, and timber shed and log store (which are included in the sale), and a patio area perfectly positioned to enjoy the sunshine and al-fresco dining.

Seabhac, is approximately 4.5 miles from the village of Beaully and 13 miles from the city of Inverness where a more comprehensive range of amenities can be found.

Lounge/Dining Area



Gallery Landing



Kitchen/Breakfast Room



Rooms & Dimensions

Reception Hall

Inner Hall

WC

Approx 0.84m x 1.57m

Cloakroom

Approx 2.23m x 1.59m

Lounge/Dining Area

Approx 11.97m x 5.96m x 10.36m

Conservatory

Approx 4.81m x 4.94m

Kitchen/Breakfast Room

Approx 4.17m x 7.75m

Utility Room

Approx 2.88m x 4.23m

WC

Approx 1.38m x 1.59m

Gallery Landing

Bathroom

Approx 3.85m x 3.87m*

Bedroom Three

Approx 3.81m x 3.95m

Bedroom Two

Approx 3.81m x 3.95m

Bedroom Four

Approx 3.82m x 4.94m

Bedroom One

Approx 6.79m x 5.91m*

En-Suite Shower Room

Approx 2.46m x 2.85m

Garage

Approx 8.25m x 7.21m

*At widest point

Conservatory



Bathroom

