

#### Services

Mains water, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, and blinds. Fridge, dishwasher, washing machine, microwave and puller. Some items of furniture are available by separate negotiation.

#### Heating

Oil fired central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

F

#### Viewing

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

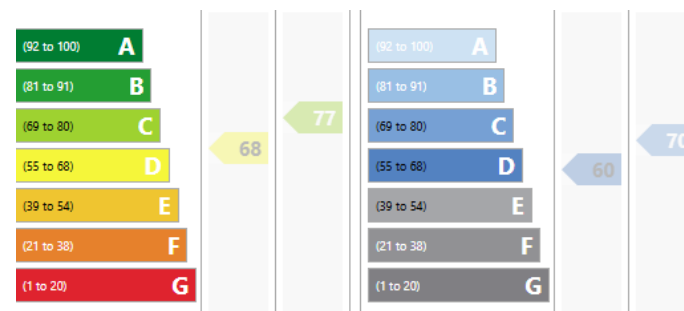
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £330,000

A full Home Report is available via Munro & Noble website.



**HOME REPORT VALUATION £330,000**

### Burnside Bunchrew, Inverness IV3 8TA

*This unique, detached villa has three spacious bedrooms, a detached double garage, garden grounds and offers panoramic views over the stunning Beauly Firth.*

**OFFERS OVER £315,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

#### Property Overview



**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.



Kitchen/Diner



Kitchen/Diner





**Ground Floor Bedroom One**



**Ground Floor Bathroom**







### Property Description

Burnside is an appealing, three bedroomed detached villa with detached double garage which occupies a considerable sized plot, and enjoys breathtaking views over the Beaully Firth, to Ben Wyvis and beyond. The property lends itself well as a comfortable family home and viewing is highly recommended not only to appreciate the tranquil setting, but for the size of the accommodation within. Inside, the clever use of glazing allows an abundance of natural light throughout the generously proportioned rooms, generating a bright and fresh environment. On the ground floor is an entrance vestibule and hallway, off which can be found the family bathroom which comprises a corner bath, a wash hand basin and WC, and two double bedrooms, with the principal bedroom being double aspect and having French doors giving access to the rear garden. Completing the ground floor is the fully equipped open plan kitchen/diner. This triple aspect room forms the heart of the home and provides ample space for a table and chairs and boasts large windows to the front from which views over the surrounding countryside can be enjoyed. The kitchen is fully fitted to a modern specification; comprising wall and base mounted units with worktops and splashback tiling, a 1 ½ sink drainer with mixer tap and a dishwasher. Integrated appliances include an eye-level oven, and an induction hob with extractor fan over. Off the kitchen is the useful utility room which has sink with drainer and mixer tap and a door to the side elevation. Upstairs consist of a landing, a bedroom, shower room and an inviting, front facing lounge. The substantial lounge makes the most of the incredible views, and is the perfect spot for relaxing and entertaining guests. A fantastic feature of the home is the profusion of storage it provides, with all three bedrooms having two sets of built-in wardrobes, plus a large hallway cupboard. Further pleasing features include double glazed windows and oil fired central heating. Outside, the front garden requires little to no maintenance as its laid to gravel with a small rockery border and leads to both side elevations which allows parking for a number of vehicles. The pleasing rear garden is laid predominantly to lock-block and is easily maintained. Sited here is a greenhouse, a number of raised beds, fruit trees and a variety of colourful, established shrubs, and flowers. There is a well placed seating area, perfect for enjoying the sunshine and outdoor alfresco and is enclosed by walling, providing privacy. The detached double garage can be accessed from the side and rear, and has the advantage of power, lighting and up and over doors. Facilities are available in the nearby village of Kirkhill which has a community hall, church, nursery and Primary school. Secondary schooling is available at Charleston Academy in Inverness. An excellent bus service is available, with hourly buses going to and from Inverness, with the bus stop located across the road from the property.



### Rooms & Dimensions

Entrance Vestibule  
Approx 1.54m x 1.46m

Entrance Hall

Kitchen/Diner  
Approx 6.00m x 5.06m\*

Utility Room  
Approx 3.08m x 1.86m

Ground Floor Bathroom  
Approx 2.99m x 2.75m\*

Ground Floor Bedroom One  
Approx 4.51m x 3.93m

Ground Floor Bedroom Two  
Approx 3.94m x 4.50m\*

Landing

Lounge  
Approx 5.81m x 6.72m\*

First Floor Shower Room  
Approx 1.98m x 1.98m

First Floor Bedroom  
Approx 3.87m x 4.93m

Garage  
Approx 4.98m x 5.35m

\*At widest point

