

Services
 Mains water, gas, electricity and drainage.

Extras
 All carpets, fitted floor coverings, curtains and blinds. All white goods, wardrobes and a safe.

Heating
 Gas central heating.

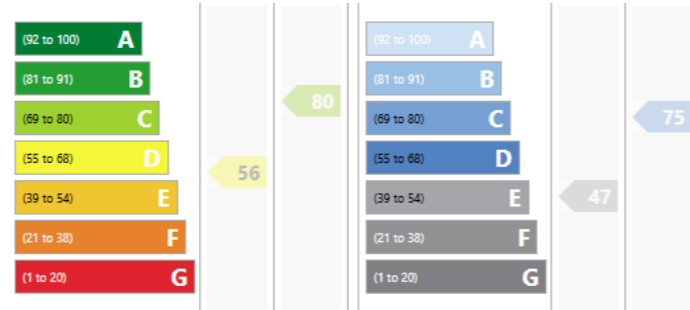
Glazing
 Double glazing throughout.

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 - £325,000
 A full Home Report is available via Munro & Noble website.



**Caberfeidh, 6 Millburn Road
 Inverness
 IV2 3PS**

A family home, located in Millburn, which has five bedrooms, garden grounds, gas central heating and off-street parking.

OFFERS OVER £324,000

📍 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.

Bedroom One



Bedroom Two



Bedroom Three



Bedroom Three En-Suite Shower Room



Bedroom Five



Kitchen/Breakfast Room



Kitchen/Breakfast Room





Property Description

Located in the sought-after area of Millburn in Inverness, within easy walking distance of a number of excellent amenities, Caberfeidh is an imposing, five bedroomed semi-detached villa that has well-proportioned rooms spread over two floors and will appeal to families and professionals working from home. The flexible accommodation is substantial in size and retains a number of its original charming features including high ceilings, cornicing and deep skirting boards. Upon entering the property, you are met with an entrance vestibule that opens onto the entrance hall, off which can be found two reception rooms, including a formal lounge with electric fire and a dining room which provides an abundance of space for a large table and chairs for entertaining. A double bedroom (with en-suite shower room) an office, as well as the kitchen/ breakfast room lay to the rear elevation, and complete the ground floor accommodation. The well equipped kitchen has ample storage with a number of wall and base mounted units and worktops, and has a 1 1/2 stainless steel sink with mixer tap and drainer and space for a table and chairs. Included in the sale is a washing machine, a tumble dryer, a fridge/freezer and the gas cooker. From the hallway, an impressive staircase rises to the first floor which accommodates four double bedrooms, with one having fitted mirrored wardrobes and another having an en-suite shower room. Completing the accommodation is the stylish family bathroom, which is fully tiled and fitted with a W/C, a wash hand basin, and a corner bath with electric shower over. Further attractive features include double glazed windows, gas central heating and viewing is highly recommended for those looking for a fantastic family home in a desirable area.

Outside, the front garden is laid lawn with some mature shrubs, plants and is enclosed by walling. A large tarmac driveway runs to the front, side and rear elevation, providing off-street parking for a number of vehicles. The rear garden is laid to lawn, with number of mature shrubs and has a patio area perfectly positioned to enjoy the sunshine. Millburn Road sits within walking distance of all the amenities in the city centre including supermarkets, Eastgate Shopping Centre, High Street shops, public houses, hotels, and both train and bus stations.



Rooms & Dimensions

Entrance Vestibule
Approx 1.06m x 1.61m

Entrance Hall

Dining Room
Approx 4.19m x 5.31m*

Inner Hall

Bedroom Five
Approx 4.12m x 3.50m

En-Suite Shower Room
Approx 1.71m x 1.62m

Kitchen/Breakfast Room
Approx 3.51m x 5.00m

Rear Vestibule
Approx 1.34m x 1.40m

Study
Approx 4.14m x 1.49m

Lounge
Approx 4.23m x 4.03m

Landing

Bedroom Four
Approx 4.09m x 2.33m

Bedroom Two
Approx 3.00m x 2.82m

Bathroom
Approx 1.69m x 3.22m

Bedroom Three
Approx 5.02m x 2.90m

En-Suite Shower Room
Approx 1.21m x 2.42m

Bedroom One
Approx 3.57m x 4.12m

*At widest point

