

Services

Mains gas, electricity, water and drainage.

Extras

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

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.

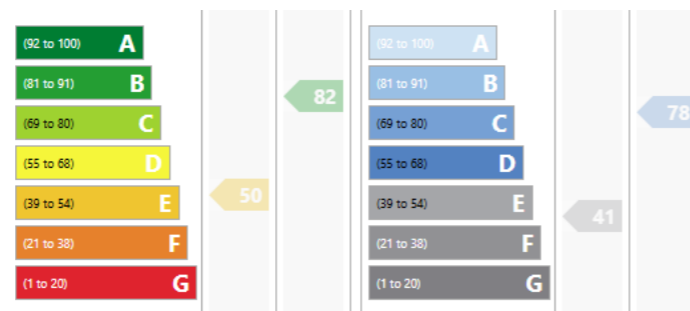
Entry

By mutual agreement.

Home Report

Home Report Valuation - £335,000

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



76 Diriebught Road Inverness IV2 3QN

A great opportunity to purchase this four bedroomed detached family home that has extensive garden grounds and is within walking distance to the city centre.

OFFERS OVER £335,000

📍 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 One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four



Kitchen/Breakfast Room



Kitchen/Breakfast Room





Lounge/Dining Room

Property Description
Occupying a generous plot, 76 Diriebught Road is unique detached family home in a fantastic location and benefits from gas central heating, double glazing and a garage. Internally, the accommodation within is split over two floors with the ground floor consisting of an entrance hall, a lounge/dining room, a kitchen/breakfast room, a sitting room with sliding patio doors to the rear elevation, a wet room which comprises a W/C, a vanity wash hand basin and a walk-in shower cubicle, two double bedrooms and an en-suite shower room. The kitchen/breakfast room forms the heart of the home and is fitted with wall and base mounted units with worktops, a 1 ½ sink with mixer tap and drainer, an island with induction hob and extractor fan over and an eye level oven/grill. Integrated appliances include a dishwasher, an under-counter fridge and freezer. Viewing is highly recommended to appreciate the special features of this large property which has scope for further development. While the property does require a small amount of modernisation, it also boasts charming features such as wooden beams, wool carpets and a coal fire in the lounge and sitting room. The spacious lounge/dining room also benefits from a large bay window that floods the room with light and French doors that give access to the side elevation. Upstairs, two bedrooms can be found, both benefiting from fitted storage facilities. Outside, the well-maintained wraparound garden boasts a beautiful flower border, mature shrubs and trees and is fully enclosed by walling and hedging. It is laid to a mixture of lawn and paving. The front elevation has a large tarmac driveway offering off-street parking for numerous vehicles, a carport and a garage which has power and lighting. There is a patio area towards the side elevation, perfect for entertaining and soaking up the sunshine during the warmer months. Diriebught Road is located in the popular Millburn area of Inverness and 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. Primary and Secondary schooling is just a short walk away.



Sitting Room



Wet Room



Rooms & Dimensions

- Entrance Hall
- Lounge/Dining Room
Approx 7.03m x 5.21m*
- Kitchen/Breakfast Room
Approx 4.42m x 3.79m
- Sitting Room
Approx 3.39m x 3.46m
- Wet Room
Approx 1.66m x 2.36m
- Bedroom Two
Approx 3.44m x 3.58m
- Bedroom One
Approx 2.89m x 4.33m*
- En-Suite Shower Room
Approx 1.85m x 1.42m
- Landing
- Bedroom Three
Approx 3.58m x 3.58m*
- Bedroom Four
Approx 3.18m x 2.45m*
- Garage
Approx 5.64m x 3.60m

*At widest point

