

#### Services

Mains gas, electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds.

#### Heating

Gas 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.

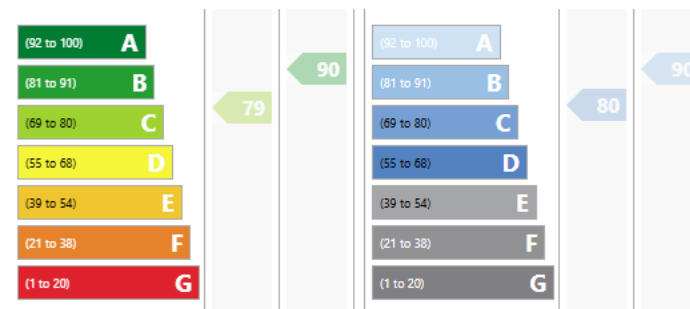
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £275,000

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



## 58 Cypress Place Inverness IV2 6DB

An impressive three bedroomed, detached villa, located in Milton of Leys with spectacular views. It is fully double glazed, has gas central heating, gardens and a driveway.

**OFFERS OVER £273,000**

📍 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





Lounge



Property Description

58 Cypress Place is a fantastic, three bedroomed detached villa which occupies an enviable corner plot in the sought after Milton of Leys area of the city and boasts spectacular views across Inverness, towards Kessock Bridge, Ben Wyvis and beyond. Benefitting from a wealth of features including a Nest heating system, double glazed windows, an en-suite shower room, an Ashley Ann fitted kitchen, viewing of this lovely home is essential as it occupies an excellent position with no properties directly behind it and is the ideal purchase for those wanting a quality home in a modern development. In immaculate condition throughout, the property offers contemporary and spacious accommodation that is spread over two floors, and would suit family living or appeal to professionals working from home. On entering the property via the glazed, front door you are met with a light and airy entrance hall, an inviting front facing lounge, a WC, and an open plan kitchen/diner with useful pantry. This well-appointed room forms heart of the home and provides ample space for a large table and chairs and boasts French doors which give access to the landscaped rear garden. It is fitted with a clean, modern aesthetic comprising Ashley Ann wall mounted units and worktops, complimentary Porcelanosa tiling, under-counter lighting, and a 1 ½ stainless steel sink with mixer tap and drainer. All integrated appliances are by Bosch and include a gas hob with extractor fan over, an electric oven, fridge-freezer and a dishwasher. From the entrance hall, stairs rise to the first floor accommodation which features a landing, three bedrooms, (one of which is utilised as a home office) and the family bathroom. The principal bedroom is generous in size and has the advantage of an en-suite shower room. The family bathroom and en-suite shower room are both modern with the bathroom having a WC, a vanity unit and wash hand basin, a bathtub with mains shower over and stylish tiling, and the en-suite, a tiled shower cubicle with electric shower, a WC and a vanity unit and wash hand basin. A fantastic feature of this home is the abundance of storage it provides, with the entrance hall having an understairs cupboard, two of the bedrooms have built-in mirrored wardrobes, and the landing has an airing cupboard, complete with tumble dryer. The loft is accessed via the landing and offers additional storage if required.

Outside, the front garden is laid to lawn with a gravel and shrub border, and has a tarmac driveway to the side elevation, providing off-street parking for two vehicles. The north facing rear garden backs onto the surrounding countryside, and affords panoramic views of the city and beyond, whilst also being able to enjoy dramatic sunrises and sunsets. It is the ideal setting for outdoor entertaining, having a perfectly positioned decking area to soak up the sunshine and to enjoy alfresco dining. The garden incorporates of gravel, lawn and paving, whilst being enclosed by timber fencing, offering privacy and is completed with a decorative shrub border. The property is located in the popular Milton of Leys area of Inverness and is within easy reach the A9, Raigmore Hospital, Inverness UHI and Inshes Retail Park. A bus service runs from here into the city centre and primary and secondary schooling can be found nearby together with a Co-op store, pharmacy and take away.

Bathroom



Bedroom Three/Office



Rooms & Dimensions

Entrance Hall

Lounge  
Approx 3.33m x 4.21m

WC  
Approx 1.30m x 2.25m\*

Kitchen/Diner  
Approx 5.43m x 3.25m

Landing

Bedroom Three/Office  
Approx 2.18m x 2.87m

Bedroom Two  
Approx 2.87m x 3.15m

Bathroom  
Approx 1.95m x 1.83m

Bedroom One  
Approx 3.78m x 3.03m\*

En-Suite Shower Room  
Approx 2.19m x 2.31m

\*At widest point

