



Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Two sheds, three polytunnels, and rabbit hutch.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

Viewing

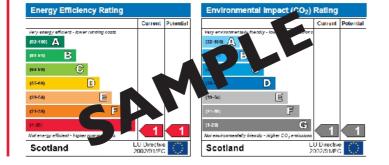
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £TBC A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 1HN. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 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.



Dyunmaglash, Myrtlefield Lane, **Inverness**

IV2 5BP

An appeasing, three bedroomed detached villa with extensive garden grounds, double garage, gas central heaing and double glazed windows.

OFFERS OVER £TBC

- The Property Shop, 20 Inglis Street,
- property@munronoble.com
- **U** 01463 22 55 33
- **A** 01463 22 51 65

Property Overview











2 Bathrooms





















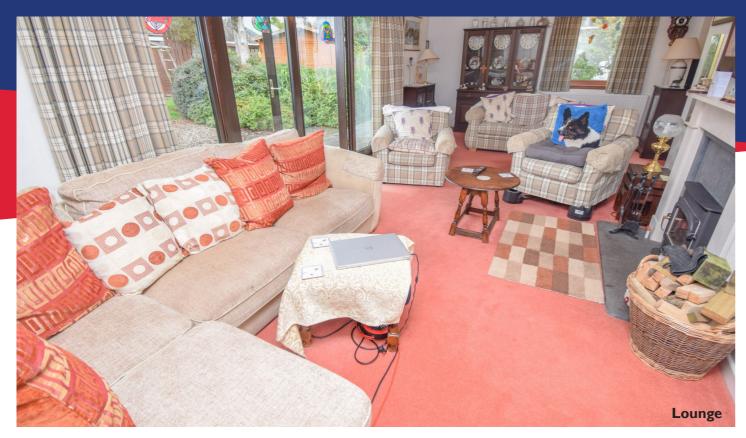








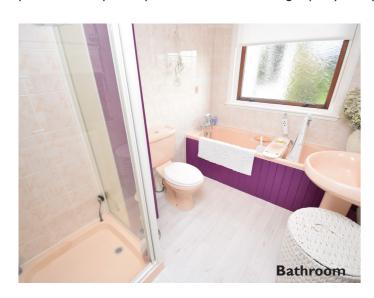




Property Description

Property Description
Occupying an enviable plot which extends to approximately 3/4 of an acre, Dyunmaglash is a unique, three bedroomed detached villa with double garage which occupies a secluded position in the desirable Westhill area of the city. Affording views over the Moray Firth and glorious landscaped gardens, the property also benefits well from the clever use of glazing, which allows an abundance of natural light, generating a bright and airy environment throughout this family home. Upon entering the property, you are met with an entrance vestibule that opens into the generously sized games room/office. This versatile space could be used for a number of uses, and gives access to the garage, hallway (with WC and stairs to the first floor accommodation) and well placed sunroom. On the first floor can be found three double bedrooms, two of which boast fitted storage, while the principal bedroom has the advantage of a modern en-suite shower room. The family bathroom comprises a wash hand basin, WC, bathtub and is completed by a tiled shower cubicle. The substantial, double aspect lounge lies to the rear elevation making the most of the surrounding views and benefits from a multi-fuel stove and French doors which open onto a lovely patio area, making this a perfect space to enjoy al-fresco dining. The well-appointed kitchen has a number of wall and base mounted units with worktops, a 1½ sink with mixer tap and drainer and has space for a dishwasher, fridge and cooker. From here, an archway opens into the dining area, which is bright and airy and provides a welcoming space for entertaining. Off this area is the useful utility room which has space for a washing machine and tumble dryer, and has a door to the rear garden. Further pleasing features of this home include ample storage, gas central heating, double glazed windows and four solar panels which are connected to the water supply.

The star attraction of this property is the appealing garden grounds, which have been well maintained and attracts an abunda







Rooms & Dimensions

Entrance Vestibule Approx 1.28m x 1.39m

Games Room/Office Арргох 4.73m x 5.49m

Inner Hall

Approx 0.93m x 1.96m

Approx 3.14m x 3.94m

Landing

Bedroom Three Approx 2.64m x 2.71m*

Approx 2.81m x 4.32m

Bedroom One Approx 3.63m x 4.16m*

En-Suite Shower Room Approx 1.21m x 2.

Bathroom Approx 1.88m x 2.65m

Арргох 3.32m х 7.79m

Approx 3.23m x 3.63m

Dining Room Approx 3.36m x 5.25m

Utility Room Αρρrόx 1.76m x 3.48m*

Approx 6.87m x 5.69m

At widest point



