

# FLOORPLAN



**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**

F

**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

*Scotland* LU Directive 2002/91/EC

**SAMPLE**

**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.

**Dyunmaglash, Myrtlefield Lane,  
 Inverness  
 IV2 5BP**

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

**OFFERS OVER £TBC**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Villa
- 3 Bedrooms
- 3 Receptions
- Games Room/ Office
- 2 Bathrooms
- Gas
- Garden
- Garage x2









**Kitchen**



**Dining Room**



**Utility Room**



**Sunroom**



**Games Room/Office**





Lounge



Bedroom One

### Property Description

Occupying an enviable plot which extends to approximately  $\frac{3}{4}$  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  $1\frac{1}{2}$  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 abundance of wildlife. A keen gardeners haven, the split-level grounds surround the property and feature an orchard filled with a number of fruit trees, raised flower beds, and two large ponds. Its beautifully decorated with a number of colourful shrubs and flowers, while timber fencing and hedging offer ultimate privacy. Sited within the grounds are a number of various outbuildings including three polytunnels, a potting shed and further shed, and a rabbit hutch. Located underneath the dining room and with its own external access is a workshop with fitted shelving units. A sweeping driveway offers sufficient space for off-road parking and turning for numerous vehicles, and leads to the detached garage which has power, lighting and electric doors. Viewing of this property is essential as it occupies an extensive plot, and is the perfect purchase for those wanting a quality, family home in a convenient but serene location.

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.28m x 1.39m

Games Room/Office  
Approx 4.73m x 5.49m

Inner Hall

WC  
Approx 0.93m x 1.96m

Sunroom  
Approx 3.14m x 3.94m

Landing

Bedroom Three  
Approx 2.64m x 2.71m\*

Bedroom Two  
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

Lounge  
Approx 3.32m x 7.79m

Kitchen  
Approx 3.23m x 3.63m

Dining Room  
Approx 3.36m x 5.25m

Utility Room  
Approx 1.76m x 3.48m\*

Garage  
Approx 6.87m x 5.69m

\*At widest point



En-Suite Shower Room



Bathroom



Bedroom Three



Bedroom Two