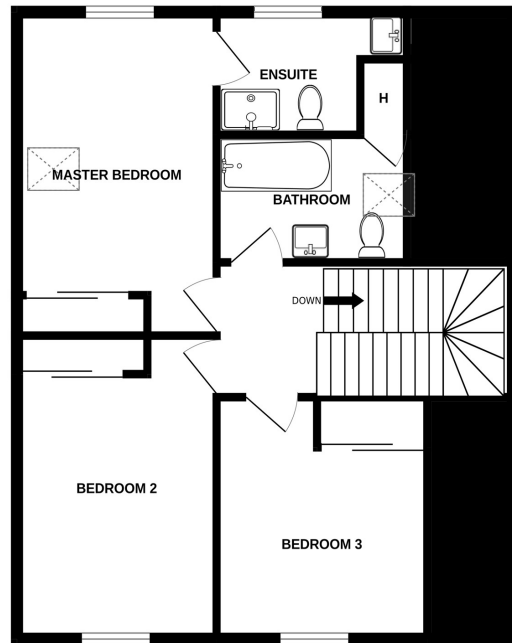
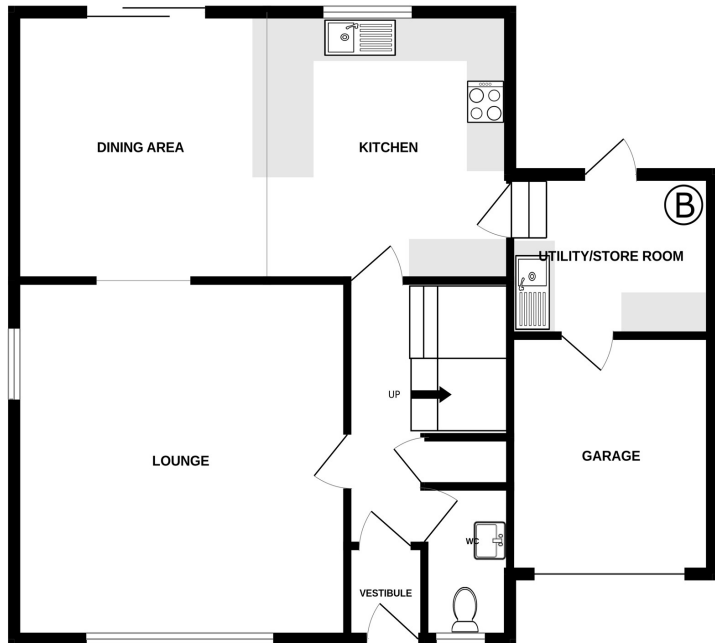




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets and fitted floor coverings and a garden shed. Curtains and blinds may be left at sellers discretion.

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.

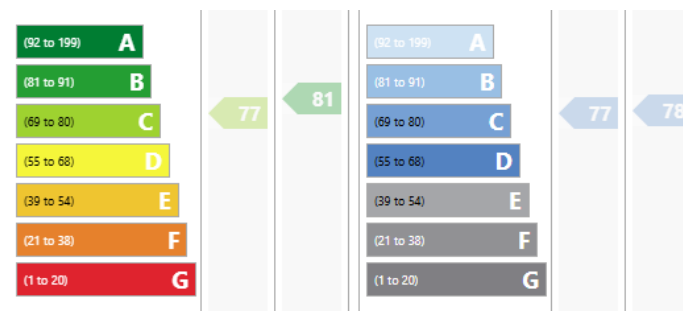
Entry

By mutual agreement.

Home Report

Home Report Valuation - £310,000

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



64 Towerhill Avenue Cradlehall, Inverness IV2 5FB

A beautifully presented, three bedrooomed detached villa, benefitting from off-street parking, a garage and stunning views over the Moray Firth.

OFFERS OVER £308,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Detached Villa



3 Bedrooms



1 Reception



2 Bathrooms



Gas



Garden



Garage



Driveway



Bedroom One



Bedroom One En-Suite Shower Room



Lounge



Bathroom



Property Description

64 Towerhill Avenue is an impressive, detached villa located in the ever popular area of Cradlehall and is within easy commuting distance of the city of Inverness. The property is spread over two floors, has a wraparound garden, an integral garage and a driveway which provides ample space for parking several vehicles. Internally, the ground floor accommodation comprises an entrance vestibule, an entrance hall with a storage cupboard, a WC, and a stunning, open plan lounge/kitchen/dining room. The dual aspect lounge allows an abundance of light to flood through the room throughout the day and is a fantastic, versatile space which is perfect for entertaining and relaxing. The kitchen/dining room is finished to an exceptionally high standard and gives ample space for a large table and chairs, perfect for family dinners, and benefits from a breakfast bar and patio doors which gives access to the rear garden. It is fitted with wall and base mounted units with worktops, and has a 1 ½ stainless steel sink with mixer tap and drainer. Integrated appliances include an electric hob with extractor fan over, an eye-level electric oven and grill, a fridge-freezer and a dishwasher. Off the kitchen lies a utility room which has plumbing for a washing machine, wall and base mounted units, and a stainless steel sink with mixer tap. From here, there are doors to rear garden and integral garage. From the entrance hall, stairs rise to the first floor accommodation which has a sizeable landing (which gives access to the partially floored loft) off which are three bedrooms, all having fitted mirrored wardrobes, with the principle bedroom benefits from an en-suite shower room, and a family bathroom. The sleek and modern bathroom is fitted with a three piece suite comprising a WC, a vanity wash hand basin and a bathtub with mains shower over. Further pleasing features include gas central heating, double glazed windows and stunning views towards the Moray Firth and beyond. Externally, the property sits on a generous elevated plot with the rear elevation fully enclosed by timber fencing. It is predominantly laid to lawn, has raised flower beds, and two patio areas which are both perfectly positioned to enjoy the sunshine and a spot of al-fresco dining. Sited within the rear garden is a timber shed, which is included in the sale. Viewing of this property is highly recommended to fully appreciate the beautifully presented accommodation within. The front elevation is also laid to lawn, with a tarmac driveway leading to the integral single garage which has power, lighting and an electric roller door. Local amenities at Cradlehall include a Scotmid grocery store, a bakers, a dental surgery, a children's nursery, a hairdressers, and a bus service to Inshes Retail Park. Primary schooling can be found close by and secondary schooling can be found at Culloden Academy.

- Rooms & Dimensions**
- Entrance Vestibule
Approx 1.34m x 1.18m
 - Entrance Hall
 - Lounge
Approx 4.95m x 5.09m
 - Kitchen/Diner
Approx 3.76m x 7.59m
 - Utility Room
Approx 2.98m x 2.28m
 - WC
Approx 1.29m x 2.16m
 - Landing
 - Bathroom
Approx 1.90m x 2.89m
 - Bedroom One
Approx 4.80m x 2.91m
 - Bedroom One En-Suite Shower Room
Approx 2.09m x 1.77m
 - Bedroom Two
Approx 4.13m x 2.91m
 - Bedroom Three
Approx 2.90m x 3.06m
 - Garage
Approx 3.26m x 2.98m



Bedroom Two



Bedroom Three

