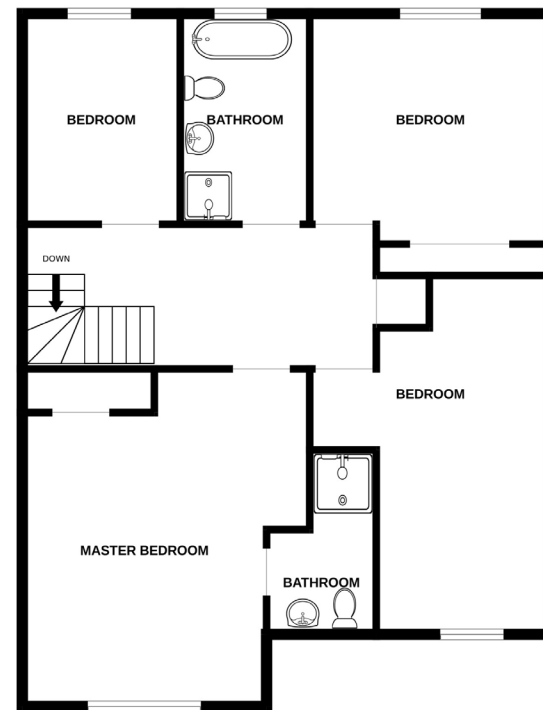
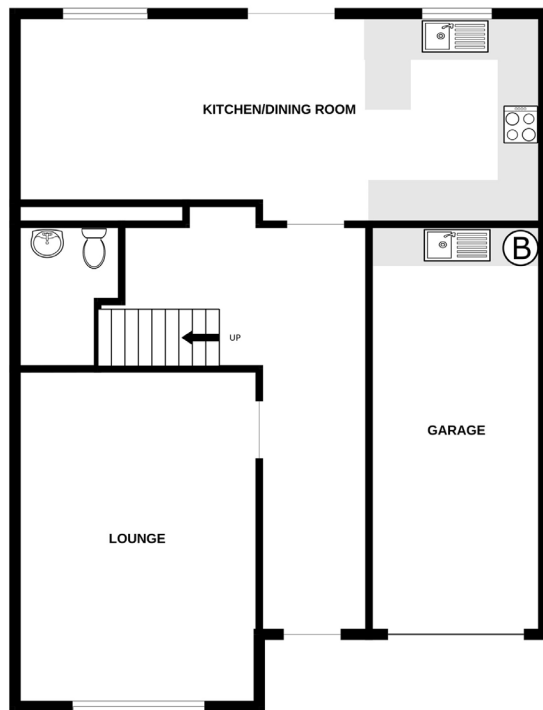




Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, light fittings and children's swing set. Some items of furniture are available by separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Entry

By mutual agreement.

Viewing

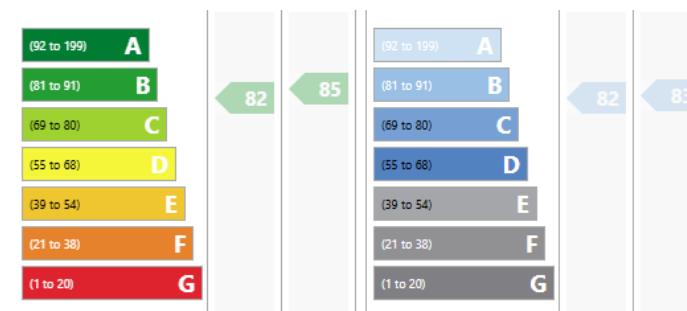
Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

Home Report

Home Report Valuation - £375,000

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



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.



5 Ruighard Place Inverness IV3 8DZ

This beautifully presented, four bedroomed family home comes complete with a stunning open plan living area, an integral garage and a sizable rear garden.

OFFERS OVER £375,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview



Detached House



4 Bedrooms



1 Reception



2 Bathrooms



Office Potential



Gas



Garden



Garage

Bedroom One



En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four/Study



Open Plan Kitchen/Diner/Snug



Open Plan Kitchen/Diner/Snug





Property Description

Built by Robertson Homes in 2019 to their “Azure House” design, this executive, four bedroom detached villa with integral garage rests in a quiet cul-de-sac in the Wester Craigs development and will comfortably fit large families, and appeal to professionals working from home due to it’s flexible layout. Finished to an exacting standard, the current owners have sought perfection through a number of detail-oriented additions, with the home offering a wealth of features including a Riverside fitted kitchen with kick board lights, Karndean flooring, modern wall panelling, an en-suite shower room, gas central heating and double glazed windows. Upon entering the property, the first thing visitors are likely to notice is the abundance of light let into this home by the terrific use of glazing. The bright and wide entrance hallway gives a sunny first impression, and leads to the inviting front facing lounge, useful WC, garage and impressive open plan kitchen/diner/snug. This appealing room forms heart of the home, and is bathed in warm, ambient light through the double aspect windows and French doors which open on to the well positioned patio area and garden, bringing the outside in. There is ample space for a dining table and chairs to enjoy memorable meals, plus a sofa, making this the perfect spot to relax as a family or entertain guests. The fully equipped kitchen offers practicality and features a range of sleek Riverside mounted cabinets with luxury quartz worktops, alongside a matching breakfast bar for informal dining. There is a sink bowl/drainер with mixer tap and all integrated appliances are by the prestigious SMEG and include a 5 ring gas hob with extractor fan over, an eye-level microwave and oven/grill, fridge-freezer and a dishwasher. Upstairs, the gallery landing creates a natural flow between the four well presented bedrooms and bathroom, which is furnished with a shower cubicle, wash hand basin, WC and bath, thoughtfully completed with stylish floor to ceiling tiling and contemporary sanitaryware. Bedroom three and four lie to the rear elevation, and afford stunning views over the city and beyond, whilst the principal bedroom has the perk of an en-suite shower room, triple fitted wardrobes and is of a generous size. Outside, the front elevation has areas of lawn and hosts a double lock-block driveway, offering parking for five vehicles. This leads to the single garage which has electric, lighting, a sink with mixer tap, plus plumbing for washing machine and space for a tumble dryer. The substantial rear garden has grounds extending to the side elevation and is fully enclosed by timber fencing, offering privacy and a safe environment for all to enjoy. The East facing patio area presents a super setting for al-fresco dining, sun worshipping, and family activities, with the overall grounds being large enough to accommodate a seating area, trampoline and swing set. There is also a useful outdoor tap and power sockets. Overall, viewing of this property is essential as it occupies an excellent plot with incredible views, and is the perfect purchase for those wanting a quality home in a convenient location. 5 Ruighard Place is conveniently located within walking distance of the Caledonian Canal, Blackpark Filling Station and Kinmylies shopping precinct which includes a take-away, hairdresser, Spar store, a chemist and doctors surgery. Primary and Secondary schooling are both nearby, and there is a regular bus service to and from the city centre.



Rooms & Dimensions

Entrance Hall

Lounge
Approx 5.33m x 3.86m

WC
Approx 2.58m x 1.83m

Open Plan Kitchen/Diner/
Snug
Approx 8.37m x 3.02m*

Gallery Landing

Bedroom Four/Study
Approx 3.20m x 2.65m

Bathroom
Approx 2.05m x 3.18m

Bedroom Three
Approx 3.44m x 3.44m

Bedroom Two
Approx 3.44m x 4.76m*

Bedroom One
Approx 5.35m x 4.51m*

En-Suite Shower Room
Approx 1.66m x 2.21m*

Garage
Approx 5.85m x 2.45m

*At widest point

