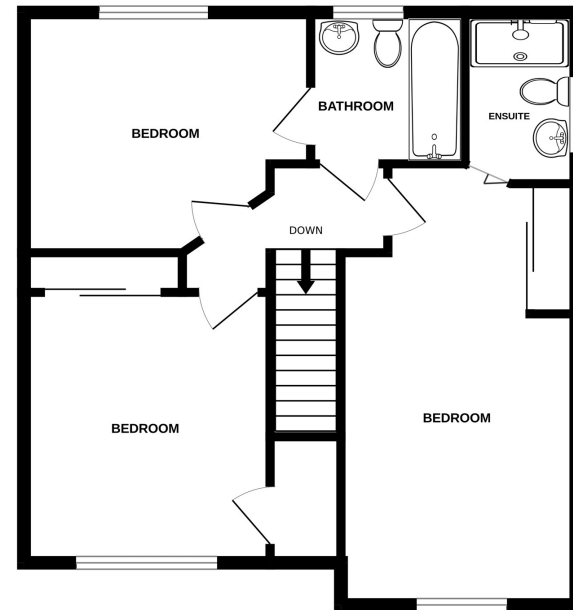
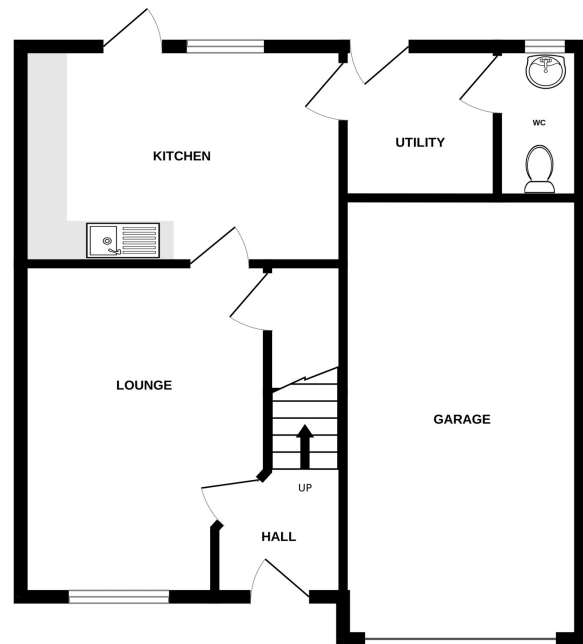




Services

Mains water, electricity, gas and drainage,

Extras

All carpets, fitted floor coverings, curtains, blinds and light fittings from the lounge & kitchen.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

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

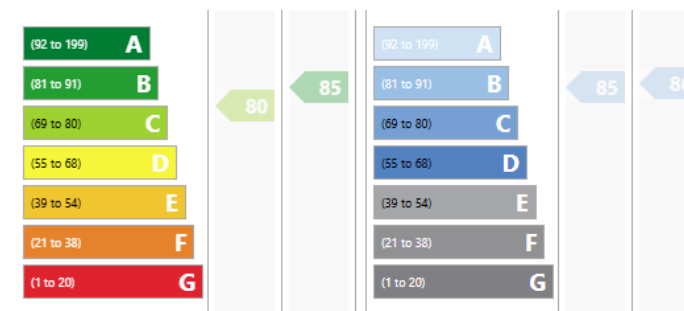
Entry

By mutual agreement.

Home Report

Home Report Valuation - £275,000

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



23 Mingary Crescent Inverness IV2 6FQ

An impressive, three bedrooomed, semi-detached villa which occupies a prime position in Ness Castle and benefits from a single garage, an enclosed rear garden and attractive interior.

OFFERS OVER £275,000

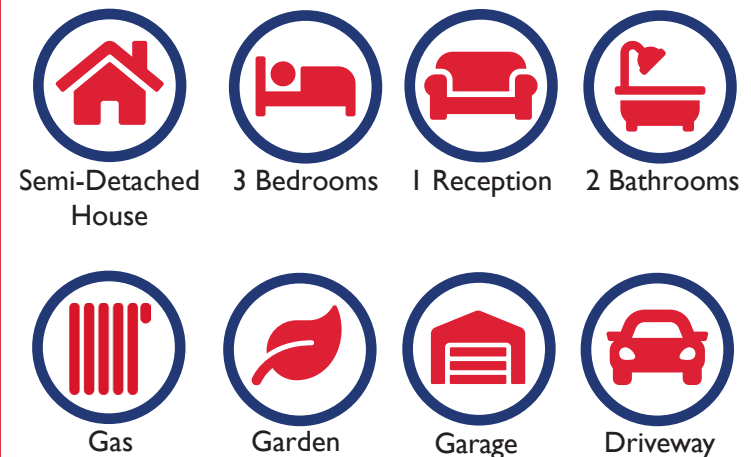
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ 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.

Kitchen/Diner



Utility Room



Bedroom One



En-Suite Shower Room



Lounge



Property Description

Built by Barratt Homes in 2020 to their “Ravenscraig” design, this luxurious three bedroomed semi-detached villa with single garage is located in the sought after Ness Castle development and will suit families and attract professionals working from home, as it provides a fantastic space for comfortable modern day living and relaxing. Immaculately presented throughout, this beautiful home displays elegant interior and quality finishes, including a fully fitted kitchen by the prestigious Symphony, en-suite shower room, ample storage provisions, gas central heating, and double glazed windows. Entering the property, you step into the entrance hall which guides you to the warm and cosy front facing lounge, and the inviting kitchen/ diner. Forming the heart of the home, this room enjoys an open outlook to the garden via the single French door and windows, offering indoor/ outdoor living for all to enjoy. The bright and airy space caters effortlessly to everyday family life as well as entertaining, and is fully equipped with an integrated gas hob, extractor fan, electric oven, dishwasher and fridge-freezer. It is fitted with sleek, Symphony mounted units and worktops, and has a stainless steel sink drainer with mixer tap and is completed with complimentary splashbacks, offering both style and convenience. A separate utility room is accessed from here and provides additional worktops and has plumbing for a washing machine and space tumble dryer. Located directly beside the utility, the WC can be accessed without interrupting the flow of the primary living areas. Upstairs, the landing creates a natural flow between the three perfectly presented bedrooms and bathroom, which is furnished with a wash hand basin, WC and bath with shower over, thoughtfully completed with attractive tiling and contemporary sanitaryware. The principal bedroom has the perk of an en-suite shower room, mirrored wardrobes and is of a generous size. Bedroom two has excellent storage facilities, whilst bedroom three lies to the rear elevation is currently utilised as a dressing room. The loft adds additional storage and is accessed from the landing. Outside, the tarmac driveway provides adequate parking for a mixture of vehicles and leads to the attached single garage which has power, lighting and an up and over door. The rear garden has a neatly maintained lawn, along with a patio area, ideal for al-fresco dining, sun worshipping, and family activities. It is fully enclosed by timber fencing, creating a secure outdoor setting and backs on to woodland. Early viewing of this property is essential as it occupies an excellent plot and is the perfect purchase for those wanting a quality home in a modern development. Ness Castle is located to the West side of the city and is just four miles from the shores of Loch Ness and offers a pedestrian path to the South Loch Ness Trail. Nearby amenities include a Tesco supermarket and filling station, a convenience store and Post Office. Primary pupils will attend Ness Castle Primary school, with secondary pupils attending Inverness Royal Academy. A regular bus service to and from the City Centre is routed close by.

Bedroom Two



Bedroom Three



Bathroom



Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 3.21m x 4.44m
- Kitchen/Diner
Approx 2.91m x 4.17m
- Utility Room
Approx 2.16m x 1.93m
- WC
Approx 2.12m x 1.13m*
- Landing
- Bedroom One
Approx 2.76m x 5.84m*
- En-Suite Shower Room
Approx 1.60m x 1.32m
- Bathroom
Approx 2.16m x 1.87m
- Bedroom Three
Approx 3.14m x 3.48m
- Bedroom Two
Approx 3.19m x 3.63m
- Garage
Approx 2.73m x 5.62m
- *At widest point

