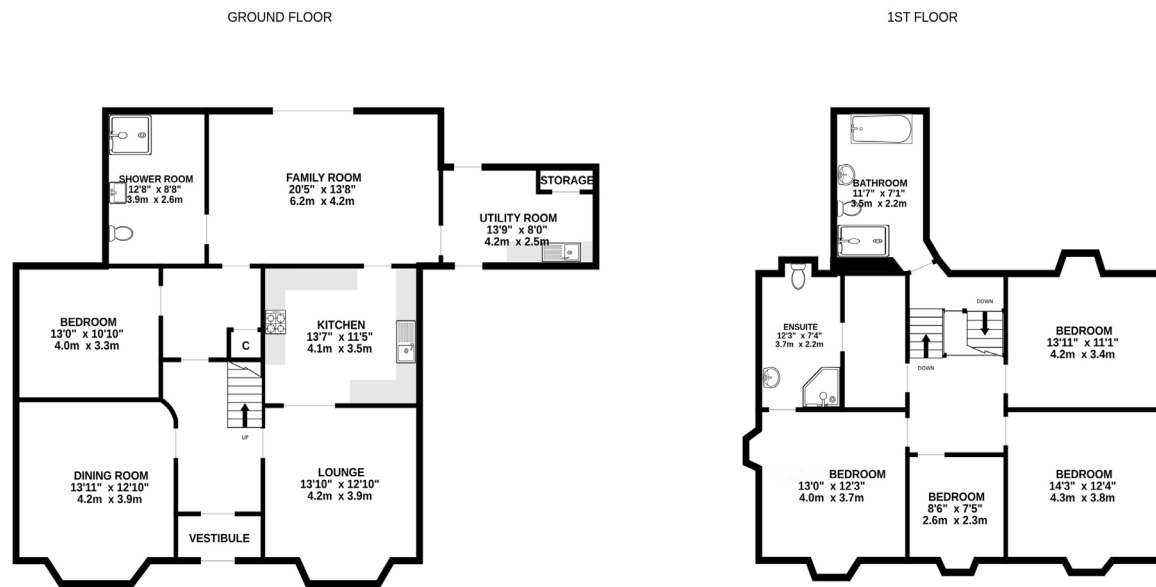




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, a washing machine and a hot tub. The side unit (from the dining room), dining table and chairs are available under separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Entry

By mutual agreement.

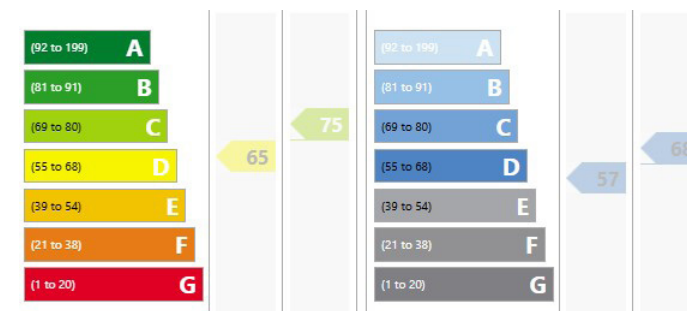
Viewing

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

Home Report

Home Report Valuation - £550,000

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.



20 Glenurquhart Road Inverness IV3 5NU

This exquisite family home boasts five bedrooms, garden grounds, gas central heating, double glazed windows and two detached garages.

OFFERS OVER £550,000

The Property Shop, 20 Inglis Street,
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Detached Villa



5 Bedrooms



3 Receptions



3 Bathrooms



Gas



Garden



Garage x2



Driveway

Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Five



Kitchen



Kitchen



Family Room



Bathroom



Shower Room



Formal Lounge



Property Description

Nestled just a short walk away from Inverness city centre lies a substantial plot, 20 Glenurquhart Road. This impressive, five bedroomed detached villa offers an unparalleled blend of spaciousness and comfort that will appeal to families. This Victorian villa has been lovingly restored and retains a number of original charming features, including high ceilings and deep skirting boards. The impressive accommodation is spread over two floors and comes with double glazed windows, gas central heating and ample storage throughout. As you step inside, you are greeted with a welcoming entrance hall, off which is the charming lounge and the formal dining room, both having feature bay windows, with the lounge having a feature gas fire set within a wooden surround on a marble hearth while the dining room has a gas fire set fully in a marble surround. There is also a stunning spacious family room which has an abundance of natural light, with a feature electric fireplace and French doors leading out to the covered patio and back garden. Completing the downstairs accommodation is a double bedroom, a large shower room, a handy utility room with doors leading to the side and rear elevation and modern kitchen. The well-equipped, sleek and stylish kitchen is fitted with wall and base mounted units with Zenith solid compact laminate worktops, a stainless steel inset sink with an instant hot water mixer tap and an electric window. The integrated goods include a fridge-freezer, a dishwasher, a microwave, an eye level electric oven and grill, a five ring gas hob with extractor fan over. The impressive staircase leads upstairs to the half way landing which houses the lovely family bathroom with stand-alone shower and a jacuzzi bathtub which adds a bit of luxury to an already stunning room. The traditional Victorian staircase then rises to the first floor where there are three bright double bedrooms, one currently being utilised as an office, together with one single bedroom. The principal bedroom benefits from air conditioning, a walk-in wardrobe and an en-suite shower room. Outside the wrap-around garden is of low maintenance with the colourful front garden being laid to artificial lawn with some mature trees and shrubs giving the property a degree of privacy, with two sets of electrically operated gates in the driveway, which runs up the side of the property leading to the rear elevation. The gates open up to reveal lots of hidden gems including two detached garages, each has electricity, lighting, electric roller doors and electric car charging points. The rear garden is fully enclosed by timber fencing, is laid to artificial lawn and has a large tarmac area giving space for parking and turning of several vehicles. Located to the rear of the property is a covered patio area with a hot tub which is perfectly positioned to enjoy the sunshine, all of which combines to provide a very private and peaceful area. The gravelled area at the side elevation is currently used to store bins and has a shed which is included in the sale. Overall, this gorgeous family home is in walk-in condition and oozes style with its excellent finishes, making it an ideal purchase for those looking for a quality property and so early viewing is highly recommended.

Entrance Hall



Dining Room



Rooms & Dimensions

Entrance Vestibule
Approx 1.17m x 0.62m

Entrance Hall

Dining Room
Approx 4.57m x 5.15m*

Formal Lounge
Approx 5.15m x 4.21m*

Kitchen
Approx 4.11m x 3.71m

Family Room
approx 6.21m x 4.11m

Utility Room
Approx 3.94m x 2.90m*

Shower Room
Approx 3.88m x 2.92m

Inner Hall

Bedroom Four
Approx 3.29m x 3.77m

Bathroom
Approx 3.82m x 2.46m

Landing

Bedroom One
Approx 3.82m x 3.72m

Bedroom One En-Suite Shower Room
Approx 3.65m x 2.05m

Walk-in Wardrobe
Approx 3.33m x 1.62m

Bedroom Five
Approx 2.98m x 2.25m

Bedroom Two
Approx 4.20m x 3.75m

Bedroom Three/Office
Approx 4.19m x 3.36m*

Garage One
Approx 7.05m x 7.63m

Garage Two
Approx 7.05m x 7.03m

*At widest point

