



Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and garden shed. Garden cabin: Sofa & TV.

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.

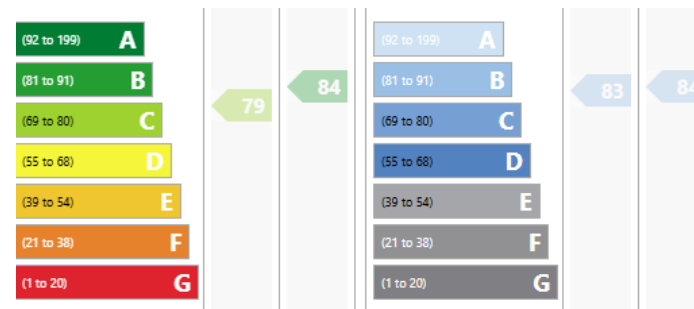
Entry

By mutual agreement.

Home Report

Home Report Valuation - £315,000

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



34 Brock Road

Inverness

IV2 6HH

This impressive, detached villa is located in the popular Milton of Leys, and hosts a private rear garden with garden cabin and spacious driveway.

OFFERS OVER £315,000

📍 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



Gas



Garden



Driveway



Garden Cabin

Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four/Study







Property Description

Occupying a prime position in the sought after Milton of Leys district, this luxurious four bedroomed detached villa with driveway and garden cabin would ideally suit family living with it's contemporary and spacious accommodation and also appeal to professionals working from home. Finished to an exacting standard, this well-presented home offers a wealth of features including oak flooring, gas central heating, double glazed windows, and a private rear garden, all of which add to the appeal of this desirable home. Inside, the clever use of glazing allows a profusion of natural light throughout the generously proportioned rooms, generating a bright and fresh environment. On entering the property, you are met with a light and airy entrance hall, an inviting front facing lounge, a useful WC, and an appealing open plan kitchen/diner. This well-appointed room forms heart of the home and sets the stage for entertaining and delicious dinners, as it provides an excellent space for a large table and chairs and boasts French doors which give access to the rear garden/decking area. It is fitted with a clean, modern aesthetic comprising wall mounted units and worktops with matching breakfast bar, and has complimentary tiling, under-counter lighting, and a 1 ½ composite sink with mixer tap and drainer. Further to this is an integral gas hob with extractor fan over, a fridge-freezer, and space for a washing machine. From here, there is a door to the utility room which houses the boiler, and has base mounted units, plus space for a tumble dryer. The entrance hall has stairs rising to the first floor which hosts a landing, four double bedrooms, (one of which is utilised as a home office) and the family bathroom. The principal bedroom is generous in size and has the advantage of an en-suite shower room. Two of the bedrooms boast lovely views towards the city, across to the Black Isle and West. The family bathroom and en-suite shower room are both modern with the sleek bathroom having a WC, a vanity wash hand basin, a bath with shower over and gorgeous wet-walling and the en-suite, a wet-walled shower cubicle with electric shower, a wash hand basin and WC. A fantastic feature of this home is the abundance of storage it provides, with the entrance hall having an understairs cupboard, two bedrooms have built-in mirrored wardrobes, and a shelved cupboard in the kitchen. The loft is accessed via the landing and offers additional storage if required.

The North facing rear garden is enclosed by high timber fencing, creating a private and safe environment for all to enjoy. It is delicately decorated with a gravel border, and has an areas of lawn, patio as perfectly placed decking area for sun worshippers to make the most of. Sited here and included in the sale is a timber shed, as well as a fantastic garden cabin, which has electric heating, French doors and could be utilised as a guest suite, office or beauty room.

Milton of Leys is a suburb on the southern outskirts of Inverness and enjoys spectacular views over the City and is conveniently located for the A9 North and South. This area has a primary school and Monarch's View Shopping Centre comprising a well stocked Co-op, pharmacy and takeaways. There is a regular bus service to and from the city centre. Inverness City centre offers an extensive range of retail, leisure and business facilities.



Rooms & Dimensions

Entrance Hall

Lounge
Approx 4.11m x 4.20m*

WC
Approx 1.39m x 2.23m

Kitchen/Diner
Approx 6.46m x 2.84m

Utility Room
Approx 1.83m x 1.41m

Landing

Bedroom Three
Approx 2.10m x 3.10m

Bathroom
Approx 1.47m x 2.72m

Bedroom Two
Approx 2.66m x 3.11m

Bedroom One
Approx 4.21m x 2.97m*

Bedroom One En-Suite Shower
Room
Approx 1.24m x 1.72m

Bedroom Four/Study
Approx 2.71m x 2.98m

Garden Cabin
Approx 4.68m x 3.01m

*At widest point

