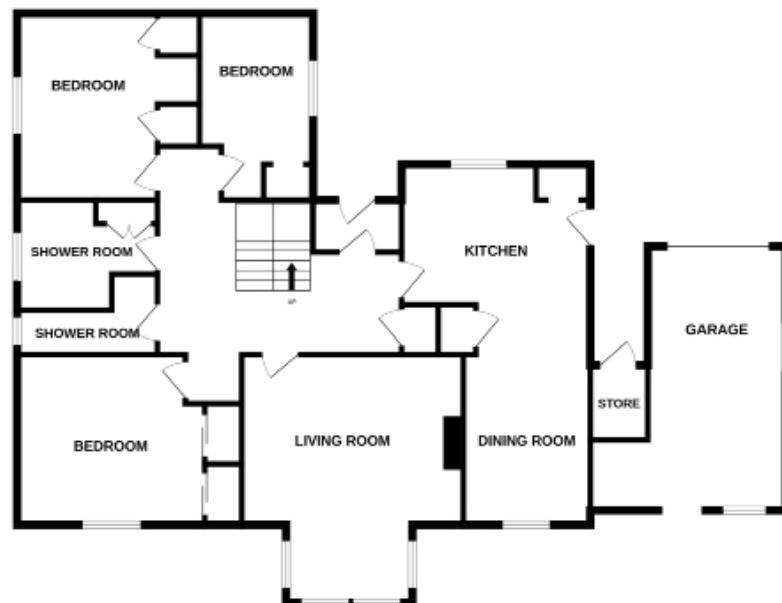


GROUND FLOOR

1ST FLOOR



Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

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

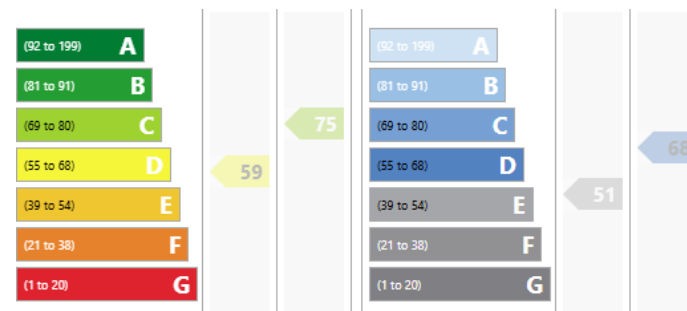
Entry

By mutual agreement.

Home Report

Home Report Valuation - £420,000

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



HOME REPORT VALUATION £420,000

Rydal, Crown Circus Inverness IV2 3NQ

This charming family home occupies a convenient location and boasts five bedrooms, garden grounds, and a detached single garage.

OFFERS OVER £399,000

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.

Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five



Kitchen/Diner



Kitchen/Diner



Lounge



Property Description

Situated in the heart of Inverness, within easy walking distance of a number of excellent amenities, Rydal is a substantial detached five bedroomed villa which has well proportioned rooms spread over two floors and will appeal to families and professionals working from home. Although the accommodation requires some modernisation, it is in fantastic condition throughout and occupies a sizeable plot with well maintained gardens, and a single attached garage. Upon entering the villa, you are met with a bright entrance vestibule that opens on to the hall, off which can be found a double aspect kitchen/diner, a lounge with feature gas fire and tiled surround, three bedrooms and two shower rooms. The well-appointed kitchen/diner gives access to the side elevation, and offers excellent space for a large table and chairs for delicious dinners. It features a good range of mounted units and worktop space complimented by splashback tiling, has a sink with mixer tap and drainer, and integrated appliances include a gas hob with extractor fan over, a gas eye-level oven/grill, and a free-standing fridge and washing machine which are included in the sale. The generous lounge provides a warm and inviting environment, due to the double aspect windows filling the room with natural light throughout the day, and also has a patio door that gives access to the lovely rear garden. From the hall, a feature staircase leads to the small first floor landing, where there are two bedrooms, both of which have partial views of Inverness castle and a large loft area. Subject to gaining the relevant warrants and permissions, this superb space has potential for a variety of uses to suit families needs. An abundance of storage is provided throughout this lovely home, with all bedrooms having built-in wardrobes, and cupboards being located in the hall, landing and kitchen. Further pleasing features including gas central heating and double glazed windows. Outside, keen gardeners will enjoy the extensive grounds which have been affectionately maintained and surround the property. The front is laid to paved slabs, with an area of gravel that's decorated by blooming shrubs and is enclosed by walling. The driveway stretches to the rear elevation and offers great parking and turning for vehicles, and also leads to the external store, and single garage which has water, electricity, and an up and over door. The side and rear garden is laid to lawn with a colourful flower border, and is the ideal spot for soaking up the sunshine with it's perfectly positioned patio area. Ultimately, this is a fantastic and seldom opportunity to secure a beautiful family home, in a sought after central location.

Crown is a conservation area and one of the most desirable residential districts of Inverness, offering a wide range of amenities including a doctor and dental surgery, pharmacy, coffee shops, bakers, hairdressers and barbers. Excellent schooling is available at Crown Primary School and Millburn Academy which are within walking distance. The property is in an ideal location for easy access to the city centre, which provides an extensive choice of leisure and shopping, with the Eastgate shopping centre just a 5 minute walk away.

Lounge



Shower Room Two



Rooms & Dimensions

Entrance Vestibule
Approx 1.83m x 1.01m

Entrance Hall

Kitchen/Diner
Approx 2.71m x 7.07m*

Lounge
Approx 4.74m x 5.15m*

Bedroom Two
Approx 3.63m x 3.96m

Shower Room One
Approx 0.64m x 0.65m

Shower Room Two
Approx 0.91m x 1.76m

Bedroom One
Approx 3.98m x 3.75m*

Bedroom Three
Approx 2.41m x 3.98m*

Landing

Bedroom Four
Approx 3.05m x 4.58m

Bedroom Five
Approx 4.15m x 2.86m*

Garage
Approx 2.95m x 6.20m

*At widest point

