



Illustration For Identification Purposes Only. Not To Scale (ID846403 / Ref:80698)

Services

Mains water, electricity, gas and drainage.

Extras

All fitted carpets, fitted floor coverings, curtains and blinds. White goods, garden shed and greenhouse. The rug in the ground floor bedroom is not included in the sale.

Heating

Ground floor: Under floor heating.
First floor: Gas fired radiators.

Glazing

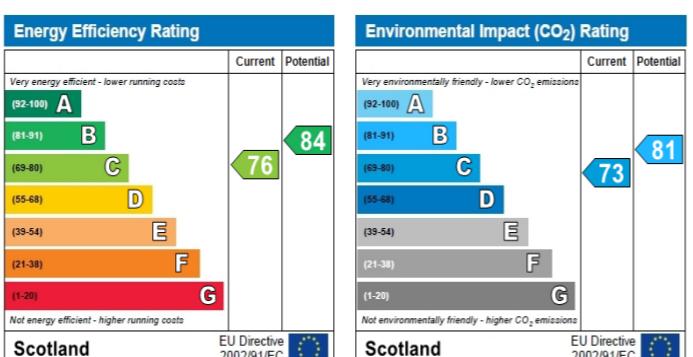
Double glazed windows throughout.

Council Tax Band

F

Entry

By mutual agreement.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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.



16 Southside Place

Inverness

IV2 3JE

An immaculate four double bedoomed, detached villa with sunroom, located in the sought after Crown area, that is fully double glazed, has gas central heating, off-street parking and gardens.

OFFERS OVER £400,000

📍 The Property Shop, 47 Church Street, Inverness

✉️ property@munronoble.com

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Property Overview



Detached House



4 Bedrooms



1 Reception



2 Bathroom



Garden



Gas



Office Potential

Lounge/Dining Room



Sunroom



Kitchen/Breakfast Room



Utility Room





Entrance Hall



First Floor Bedroom

Property Description

This individual, architect designed, detached villa, is located in the highly desirable Crown area of the city and offers comfortable family living space that is spread over two floors. Benefiting from a number of pleasing features including, under-floor heating, double glazing and ample storage provisions, viewing is highly recommended to fully appreciate the size of the accommodation within. On entering the property, via the glazed front door, the entrance vestibule opens onto the bright and airy entrance hall which has an impressive staircase leading to the first floor mezzanine, and boasts two Velux windows, allowing an abundance of natural light. On the ground floor can be found a WC, two double bedrooms (one currently utilised as a study) a family bathroom, and generous sized open plan lounge/dining room which has a fireplace within a marble surround, and from which the sunroom and kitchen can be accessed. The sunroom is double aspect having windows to the side and rear elevations as well as double glazed French doors to the patio area in the rear garden. The kitchen/breakfast room forms the heart of the home and is fitted with modern wall and base mounted units with worktops, a 1½ stainless steel sink with mixer tap and drainer, splashbacks and has integral appliances consisting of a Neff gas hob with extractor over and double oven, a fridge/freezer and a dishwasher. Off the kitchen can be found a handy utility room which has a glazed door to the rear garden, base mounted units with worktops, a Belfast style sink, a washing machine and a tumble dryer, both of which are included in the sale price. From the mezzanine, the good-sized family shower room and two further double bedrooms can be accessed. The principal bedroom has a walk-cupboard which also houses the water cylinder, and the second bedroom has fitted storage facilities. Both bedrooms also have storage within the eaves. The bathroom and shower room are both modern with the bathroom having a WC, a wash hand basin and a bathtub with complimentary tiling, and the shower room, a wet-walled shower cubicle with mains shower, a WC and a wash hand basin. Externally, the garden surrounds the property with the front garden being of low maintenance as the driveway is laid to gravel and provides ample parking space for several vehicles. The attractive rear garden is a combination of lawn, gravel and patio with a shrub border, is fully enclosed and boasts a green house and a timber shed. Local amenities at Kingsmills include a general store, deli, hairdressers, a pharmacy, a dentist, a café and hotels/restaurants/bars. Primary and secondary schooling are both located nearby.

Ground Floor Bedroom/Study



Bathroom



Rooms & Dimensions

Entrance Vestibule
Approx 2.10m x 1.62m
Entrance Hall
Approx 0.98m x 2.81m
Lounge/Dining Room
Approx 6.17m x 3.56m
Sunroom
Approx 3.15m x 2.81m
Kitchen/Breakfast Room
Approx 4.48m x 3.60m
Utility Room
Approx 6.48m x 1.73m
Ground Floor Bedroom One
Approx 3.55m x 3.61m*
Ground Floor Bathroom
Approx 2.50m x 1.98m
Ground Floor Bedroom Two
Approx 2.99m x 3.60m
Landing
First Floor Bedroom One*
Approx 3.56m x 5.85m
Walk-in Cupboard
Approx 1.78m x 3.06m
First Floor Shower Room
Approx 2.59m x 2.49m
First Floor Bedroom Two*
Approx 3.56m x 5.85m

(*At Widest Point)

Shower Room



Rear Garden

