



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.

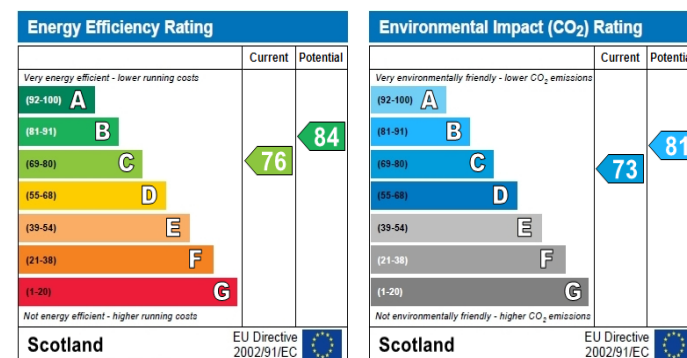
### Viewing

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

### Home Report

Home Report Valuation - £400,000

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



### 16 Southside Place

### Inverness

### IV2 3JE

An immaculate four double bedroomed, 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

01463 22 55 33

01463 22 51 65

### Property Overview





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 recommend 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
- WC  
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