



Services

Mains gas, electricity, water, and drainage.

Extras

All integrated appliances, curtains, blinds, carpets and fitted floor coverings.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

F

Viewing

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

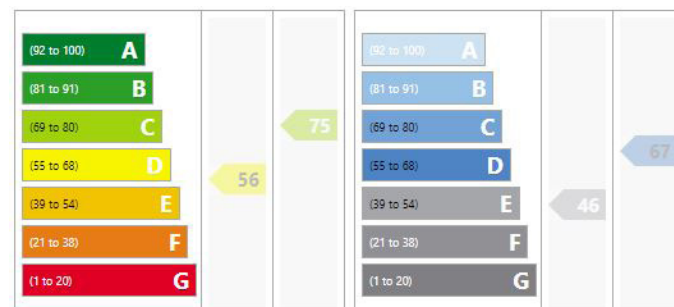
Entry

By mutual agreement.

Home Report

Home Report Valuation - £330,000

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



80 Diriebught Road Inverness IV2 3QN

A beautifully situated four bedroomed, detached Villa in the heart of Inverness City Centre.

OFFERS OVER £330,000

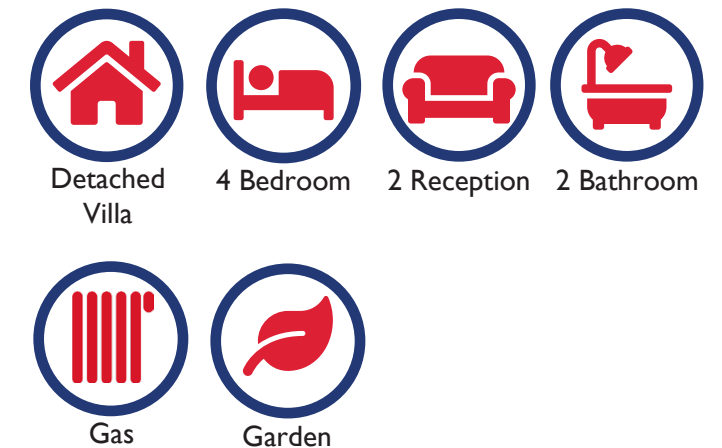
📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview



Kitchen/Diner



Kitchen/Diner



Bedroom Two



Bedroom Three





Property Description

80 Diriebught Road is a four bedroomed detached villa located in Inverness City Centre. Occupying a generous plot, the property is ideally situated away from the road giving it a gentle and peaceful feel, while still being only a short walk from Inverness High Street. Internally the accommodation is split over two levels with the ground floor consisting of an entrance vestibule, an entrance hall, a lounge, a sitting room, a kitchen/diner, an inner hallway, a utility room, a shower room, a bathroom, and two large double bedrooms. Upstairs two further bedrooms can be found, both with built-in storage, with bedroom four giving walk-in access to the loft space. Both the lounge and sitting room have feature electric fire, with the sitting room having patio doors leading directly out to the patio area of the garden, making this the ideal space for entertaining. The kitchen/diner is fully fitted with wall and base mounted units with worktops and complimentary splashbacks, an electric oven and electric hob with extractor over, a stainless-steel sink with drainer and mixer tap, and there is space for a washing machine or dishwasher. Off the kitchen is the inner hallway that leads to the utility room which provides additional counter space as well as plumbing for a washing machine and a tumble dryer, as well as the shower room which comprises a shower cubicle with electric shower, wet-walling, a W/C, a heated towel rail, and a wall mounted wash hand basin. The family bathroom is fully tiled and features both a shower cubicle with mains fed shower and a modern jacuzzi bath, a large vanity unit that provides plenty of storage, built into which is a W/C and a wash hand basin, and a heated towel rail. Bedroom one is currently utilised as a dining room that looks out to the rear elevation and has a full-length storage cupboard. Bedroom two benefits from masses of storage with two fitted wardrobes and a walk-in closet. The property is fully double glazed and has gas central heating. Externally the property has a large driveway with a small lawn at the front as well as a patio area to the front and side elevations. The rear garden is of a substantial size and is mainly laid to lawn. Two garden sheds are also included in the sale. Diriebught Road sits within walking distance of all the amenities in the city centre including supermarkets, Eastgate Shopping Centre, High Street shops, public houses, hotels, and both train and bus stations.



- Rooms & Dimensions**
- Entrance Vestibule
Approx 1.86m x 0.83m
 - Entrance Hall
 - Lounge
Approx 5.28m x 4.43m
 - Sitting Room
Approx 3.24m x 5.24m
 - Kitchen/Diner
Approx 3.03m x 6.04m*
 - Inner Hall
 - Utility Room
Approx 2.19m x 2.74m
 - Shower Room
Approx 2.10m x 1.66m
 - Bathroom
Approx 3.26m x 1.77m
 - Bedroom One
Approx 4.19m x 3.60m*
 - Bedroom Two
Approx 4.18m x 3.60m
 - Landing
 - Bedroom Four
Approx 3.48m x 3.34m*
 - Bedroom Three
Approx 3.86m x 3.48m*
- (*At widest point)

