



Services

Mains electricity, water and drainage is to a septic tank.

Extras

All carpets and fitted floor coverings. Washing machine and dishwasher.

Heating

Oil fired 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.

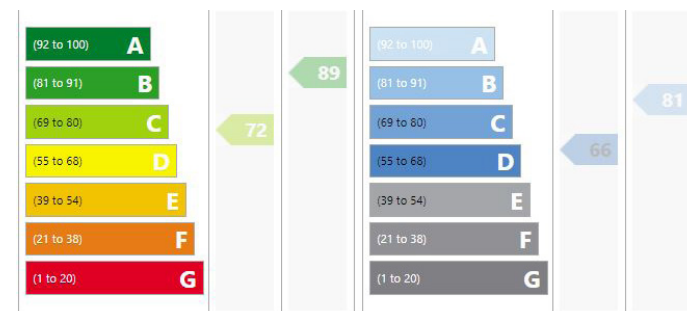
Entry

By mutual agreement.

Home Report

Home Report Valuation - £450,000

A full home report is available via Munro & Noble website.



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.

Cedar Lodge Inverarnie Farr IV2 6XA

This five bedroomed detached villa is immaculately presented, and is situated in the semi rural location of Inverarnie, Farr and enjoys views over the countryside and beyond.

OFFERS OVER £450,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Kitchen



Dining Room



Utility Room



WC



Bedroom Three



Bedroom One



En-Suite Shower Room



Bedroom Five



Bedroom Two





Property Description

Cedar Lodge is a detached villa in walk-in condition that has five bedrooms in the popular Inverarnie, Farr, within easy commuting distance of the city of Inverness. Occupying a generous plot and enjoying views over the countryside, this property would suit anyone looking for a family sized home. The ground floor accommodation consists of an entrance hall with ample storage provisions, a lounge with dual aspect windows and a feature fireplace within a wooden surround set on a slate hearth, a formal dining room, a conservatory, a kitchen with utility room, a WC, a double bedroom (with mirrored wardrobes) and a modern shower room. The kitchen boasts solid wood wall and base mounted units with worktops, complimentary splashback tiling, a stainless steel sink with mixer tap and drainer, a five ring gas hob with extractor fan over and an integrated double oven. The spacious utility room gives access to the side elevation, has base mounted units, a stainless steel sink with mixer tap and drainer and off which is the WC. From the ground floor stairs rise to the first floor landing where the family bathroom and a further four double bedrooms can be found. All bedrooms boast mirrored fitted wardrobes, with the principal bedroom benefiting from a walk-in dressing room, a large linen cupboard and an en-suite shower room which is fully tiled and comprises a WC, a wash hand basin and a walk-in shower. The study can be located through bedroom two which benefits from dual aspect windows and combed ceilings. The stylish bathroom comprises a corner bath, a shower cubical with electric shower, a wash hand basin and a WC. Externally, the property has a wrap-around garden predominately laid to lawn, with a patio area perfectly positioned to enjoy the sunshine and take in views over the surrounding countryside and woodlands which attracts an abundance of wildlife, including a population of red squirrels. The gravel driveway provides ample space for parking and leads to the single garage that has power, lighting, a window, an up and over door and a pedestrian door, which leads on to the large car port benefiting from taking shopping into the property. Viewing of Cedar Lodge is highly recommended to fully appreciate the scope and the size of the accommodation within. Inverarnie, Farr is situated approximately nine miles from Inverness. Local amenities include a local shop, a community hall with daily activities, a fully equipped play park, near by is a path providing safe access to Farr primary school, forest walks and a bus service into Inverness where a more comprehensive range of amenities can be found.



Rooms & Dimensions

Entrance Hall

Lounge
Approx 4.63m x 4.99m

Dining Room
Approx 3.28m x 4.09m

Conservatory
Approx 3.27m x 3.83m

Kitchen
Approx 4.68m x 3.26m

Utility Room
Approx 2.28m x 3.57m

WC
Approx 0.88m x 1.90m

Bedroom Five
Approx 3.58m x 1.76m

Shower Room
Approx 1.78m x 2.01m

Landing

Bedroom One
Approx 4.64m x 4.35m

En-Suite Shower Room
Approx 2.24m x 2.74m

Bathroom
Approx 3.02m x 2.26m

Bedroom Two
Approx 3.64m x 3.59m

Study
Approx 8.11m x 1.90m

Bedroom Three
Approx 3.58m x 3.28m

Bedroom Four
Approx 3.25m x 3.28m

Garage
Approx 4.14m x 5.61m

