

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Air source heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

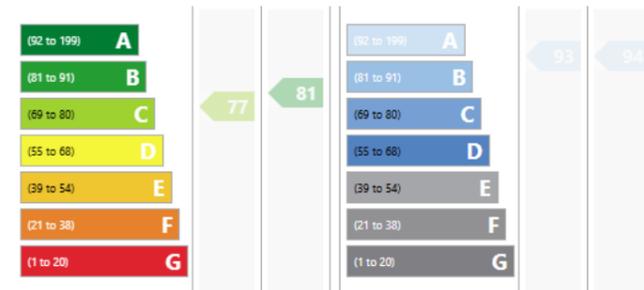
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £315,000
 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.



**25 The Glebe
 Kiltarlity, Beaulieu
 IV4 7BF**

Munro and Noble are delighted to present this well-proportioned four-bedroom villa that benefits from off-street parking, double glazed windows and air source heating.

OFFERS OVER £313,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Villa
- 4 Bedrooms
- 2 Receptions
- 3 Bathrooms
- Air Source
- Garden
- Driveway



Lounge



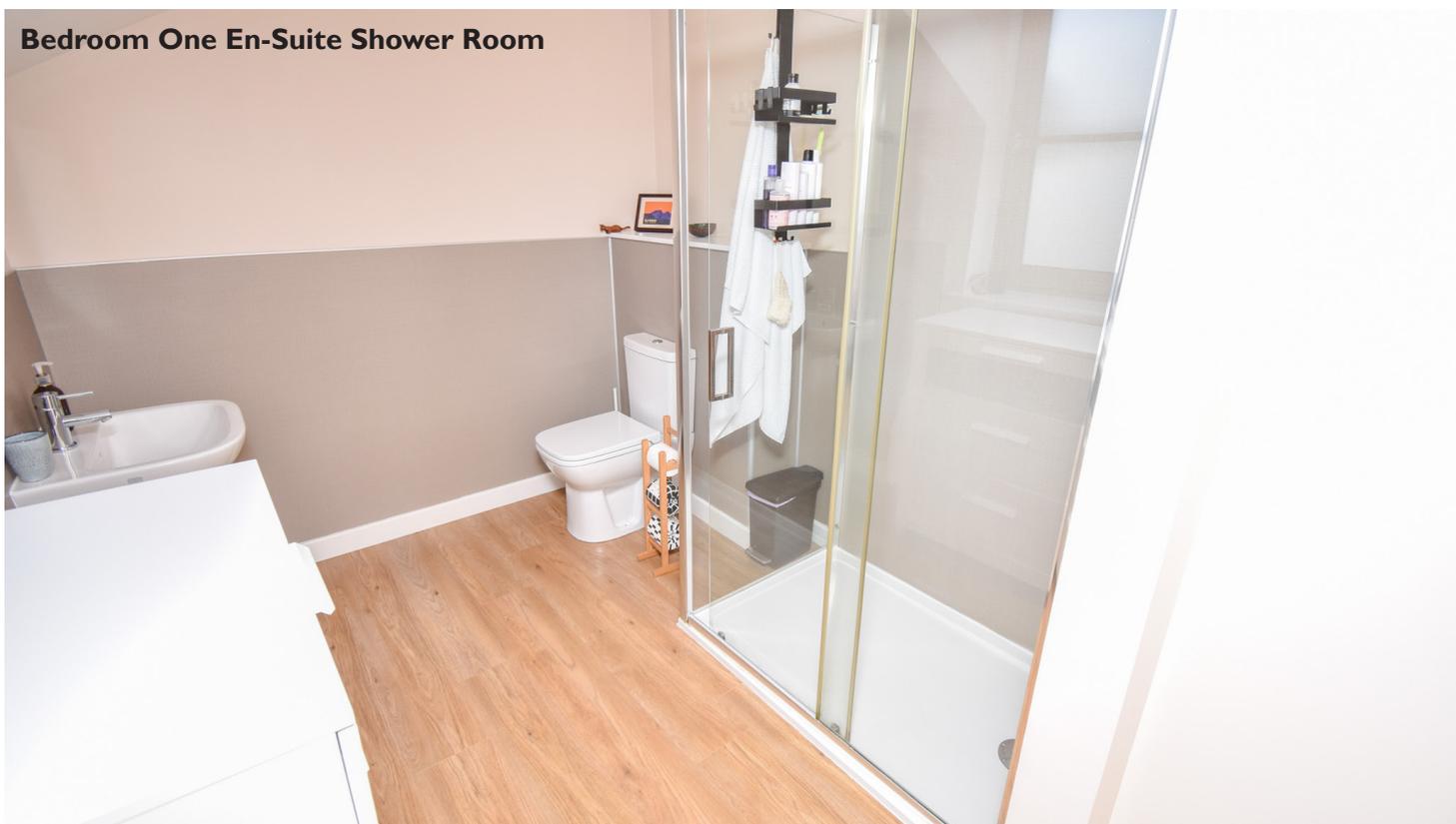
Dining Room



Bedroom One



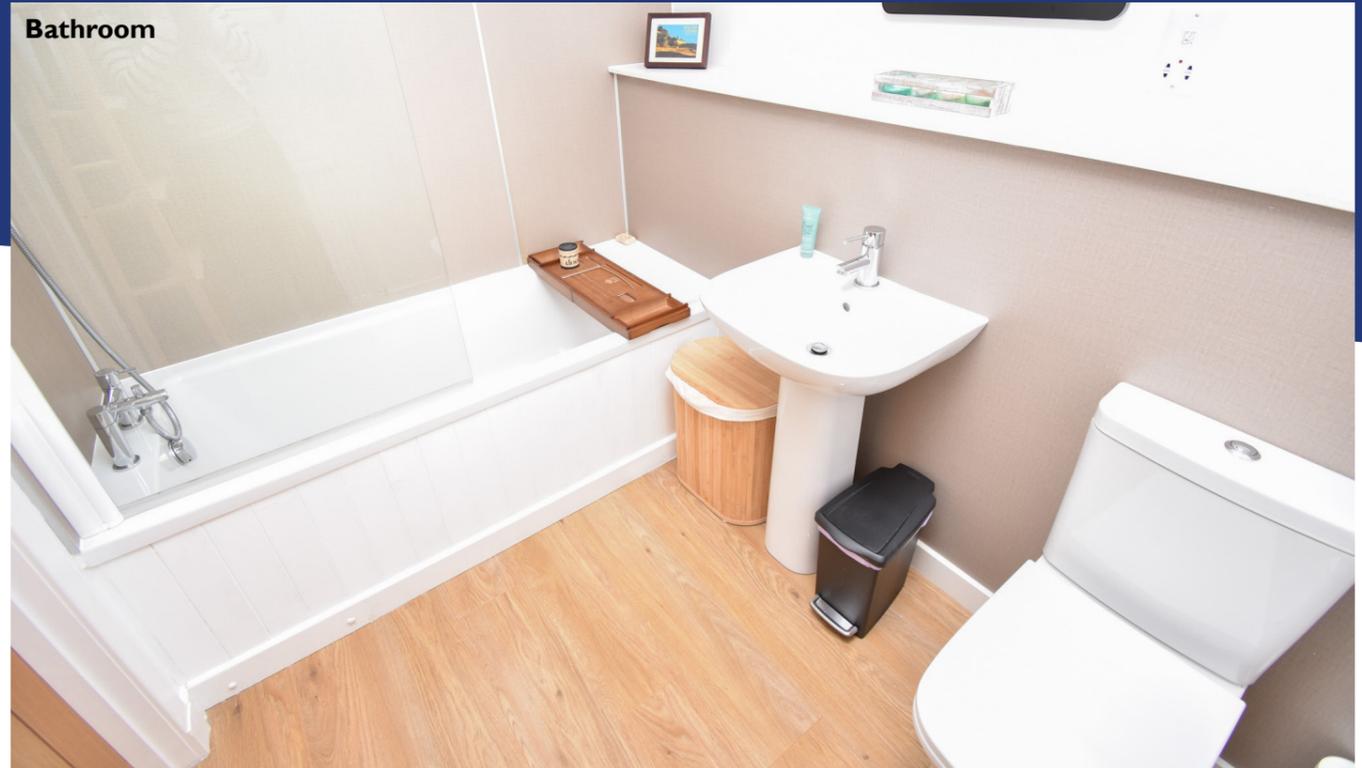
Bedroom One En-Suite Shower Room



Kitchen/Breakfast Room



Bathroom



Property Description

This luxurious four bedroomed detached villa with garden grounds is located in the sought after village of Kiltarlity and would perfectly suit family living and appeal to professionals working from home. Finished to an exacting standard, this well-presented home offers a wealth of features including three shower rooms, four double bedrooms, an attractive rear garden, air source heating, and double-glazed windows. Inside, the property is filled with natural light giving it a bright and fresh feel and has accommodation spread over two floors. On the ground floor is an entrance hall, which leads to the bright, front facing lounge, an open plan kitchen/breakfast room with dining area and utility room off, a bedroom and a stylish shower room. The fully equipped open plan kitchen/diner forms the heart of the home and is perfect for entertaining guests and enjoying family meals. This welcoming room has the advantage of two sets of French doors which open onto the rear garden and well placed decking area. It is fitted with wall and base cabinets and worktops, has complimentary splashback tiling, and a Belfast sink drainer with mixer taps. Integrated appliances include a dishwasher, an electric hob with extractor fan over, and electric oven. From here, there is a door to the utility room which has mounted units mirroring the kitchen, an integrated washing machine and tumble dryer, which are both included in the sale, a large storage cupboard and a door that leads you to the rear garden. The second bedroom is located on the ground floor and benefits from large built-in wardrobes. The shower room benefits from a tiled shower cubicle, a WC and a wash hand basin. Upstairs there is a bright and airy landing, which gives access to the loft and three double bedrooms, (two having fitted storage) while the principal bedroom has the luxury of an en-suite shower room. Completing the accommodation is the family bathroom which has a bath with shower head over, a wash hand basin, WC, and is finished with wet-walling.

Outside, the gravel driveway provides sufficient parking and turning for two vehicles, while having an area of lawn. The side elevation leads you to the rear garden, which has the advantage of a large decking area, ideal for entertaining and catching the sunshine. Enclosed by timber fencing, the property provides a safe outdoor space for children and sited here is a wooden shed and a useful drying rack. Kiltarlity is a charming rural area offering the perfect blend of peaceful countryside living and easy access to urban conveniences. Nestled amidst gently rolling hills and traditional Highland landscapes, Kiltarlity exudes a timeless appeal that attracts those seeking a relaxed lifestyle in a close-knit community. Residents enjoy a quiet setting where local amenities, though limited, provide essential services, while the nearby town of Beaulieu and the bustling city of Inverness, only a short commute away, offer a full range of shops, restaurants, healthcare facilities and cultural attractions.

Rooms & Dimensions
Entrance Hall

Lounge
Approx 6.23m x 3.43m

Dining Room
Approx 3.43m x 3.09m

Kitchen/Breakfast Room
Approx 5.36m x 3.59m

Utility Room
Approx 3.07m x 2.56m

Bedroom Two
Approx 3.15m x 5.36m

Shower Room
Approx 2.45m x 1.93m

Landing

Bedroom One
Approx 3.42m x 4.67m

Bedroom One En-Suite
Shower Room
Approx 3.59m x 2.26m

Bedroom Three
Approx 3.42m x 3.59m

Bedroom Four
Approx 3.36m x 3.59m

Bathroom
Approx 2.45m x 1.93m



Bedroom Two



Bedroom Three

