



#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, light fittings and blinds.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

E

#### Viewing

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

#### Home Report

Home Report Valuation - £280,000

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



**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.



#### 24 Great Glen Place

Inverness

IV3 8FA

An impressive three bedroomeed, two storey townhouse, located at Craig Dunain, that is fully double glazed, has gas central heating, and a garden.

**OFFERS OVER £270,000**

📍 The Property Shop, 47 Church Street, Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Townhouse



3 Bedroom



1 Reception



2 Bathroom



Garden



Gas



Office Potential

**Open Plan Kitchen/Dining Room**



**Open Plan Kitchen/Dining Room**



## Bedroom One



## En-Suite Shower Room





### Property Description

Built by Roberston Homes to their Naismith design in 2019, 24 Great Glen Place is a B listed, luxurious townhouse, which offers contemporary and spacious accommodation that is spread over two floors. The property is in pristine condition, and the clever use of glazing throughout allows an abundance of natural light, generating a bright and airy environment. Offering a wealth of features including beautiful high ceilings, deep skirtings, neutral décor, Karndean flooring, and a modern fitted kitchen with Smeg appliances, early viewing is highly recommended. The property is fully double glazed, has gas central heating, and benefits from ample storage provisions throughout. On entering the property via the glazed, front door you are met with an entrance hall (which has fitted storage facilities) off which can be found a sizeable, double aspect lounge, which provides space for a dining table and chairs, and a useful WC and cloakroom which has a fitted cupboard with sliding doors. The well-appointed, open plan kitchen/dining room forms heart of the home with the abundance of glazing making this a bright, fresh space. The kitchen is a double aspect room having a window to the side and a door to the rear elevation which gives access to the garden. It is fitted with sleek wall and base mounted units with worktops, has complimentary tiling, a 1½ stainless steel sink, under-counter lighting, and has integral appliances consisting of an induction hob with extractor over, an electric oven, a fridge-freezer a washer/dryer and a wine cooler. From the entrance hall, stairs rise to the first floor accommodation which comprises a landing, three bedrooms, (one of which is utilised as a study) and the family bathroom. The principal bedroom is generous in size and boasts a walk-in wardrobe and an en-suite shower room. From here, views towards the neighbouring countryside can be enjoyed. The family bathroom and en-suite shower room are both modern with the bathroom having a WC, a vanity unit and wash hand basin, a bathtub with shower over and stylish tiling, and the en-suite, a tiled shower cubicle with mains shower, a WC and a vanity unit and wash hand basin. Externally, the property has attractive gardens to the front and rear elevation which is laid to lawn, is bounded by laurel hedging and has a well-placed seating area, ideal for alfresco dining and enjoying the sunshine. There are two allocated parking spaces to the side elevation, as well as additional parking for visitors. Outdoor storage is provided by the way of a stone built unit with a slate roof, located to the front of the property. The development has substantial communal gardens which are beautifully landscaped, with large areas of lawn and mature trees with spectacular views across Inverness and beyond. Great Glen Place is located on the west side of Inverness City, with a good range of amenities located nearby at Kinmylies Shopping centre which includes a Spar shop and post office, a hairdressers, a chemist and a doctors surgery. Schooling can be found at Kinmylies Primary School and secondary education, at Charleston Academy. There is a regular bus service to and from the City Centre, where excellent road, rail and air links

### WC



### Bedroom Three/Study



### Rooms & Dimensions

#### Entrance Hall

**Lounge**  
Approx 5.66m x 4.20m

**WC**  
Approx 3.12m x 1.60m

**Open Plan Kitchen/Dining Room**  
Approx 3.89m x 6.42m\*

#### landing

**Bedroom Two**  
Approx 3.27m x 3.32m

**Bedroom Three/Study**  
Approx 2.24m x 3.27m

**Bathroom**  
Approx 1.92m x 3.12m\*

**Bedroom One**  
Approx 4.21m x 4.10m\*

**Walk-In Wardrobe**  
Approx 1.26m x 1.45m

**En-Suite**  
Approx 2.30m x 1.45m

(\* At widest point)

### Bedroom Two



### Bathroom

