



Services

Mains water and electricity.

Extras

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

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

E

Viewing

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



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.



6 Glendale Park Invermoriston IV63 7AB

An immaculately presented, generously proportioned, three bedrooomed detached house in the village of Invermoriston.

OFFERS OVER £285,000

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

Property Overview



Detached
House



3 Bedrooms



1 Reception



3 Bathrooms



Oil



Office Potential



Garden



Garage

Bedroom One



Bedroom One



Bathroom



Bedroom Two



Bedroom Two



Kitchen



Kitchen



Bedroom Three**Property Description**

6 Glendale Park is a three bedroomeed detached house in the village of Invermoriston. Situated in an area of stunning natural beauty, nestled away just off the Great Glen Way, this immaculately presented property is sure to appeal to a wide range of buyers. Internally, the accommodation is well proportioned throughout, opening into an entrance hall off which is the lounge/diner, the kitchen, a downstairs bedroom, and the downstairs shower room/en-suite. The lounge/diner is double aspect, with large windows to the front and patio doors to the rear. This allows in ample natural light, keeping the space bright and airy in the summer months; while the fitted wood burner keeps the room cosy in the evenings, making this the perfect room for entertaining all year round. The modern kitchen was installed within the past two years and is fully fitted comprising wall and base mounted units with worktops, a 1 1/2 stainless steel sink with mixer tap, eye-level oven, gas hob with extractor over and plumbing for a dishwasher or washing machine. Off the kitchen is the utility room which has plumbing for a washing machine and tumble dryer, along with further cupboard and counter space. The downstairs bedroom, which is currently utilised as an office, has built-in wardrobes and an ensuite shower room with a shower enclosure with electric shower, a WC, and a pedestal wash hand basin. The en-suite can also be entered through the entrance hall so as to be utilised as a general downstairs shower-room. The upstairs accommodation consists of two further double bedrooms both of which benefit from ample fitted storage facilities while bedroom one also has an ensuite shower room. Completing the accommodation is the family bathroom which comprises a bath, a WC, and a wash hand basin with vanity unit. The property features double glazing throughout and oil-fired central heating. Externally, the property sits on a generous plot with views of the surrounding hills with a small footbridge leading over a stream into the neighbouring woodland. In addition to the three car gravel driveway, a detached single garage provides space for additional parking and benefits from an electric door with remote control, power, and lighting. The entrance to Glendale Park is situated on the Great Glen Way, suitable for walking, mountain biking and other outdoor pursuits. The local amenities within Invermoriston include a hotel, a community hall, and a restaurant. Loch Ness is just a short walk away. Further amenities including a Primary School, medical centre, pharmacy, service station, supermarket and post office can be found in Fort Augustus approx. 6 miles away and Drumadrochit is approx. 13 miles distant and has a wider range of amenities including secondary schooling.

Shower Room**Dining Area****Lounge****Rooms & Dimensions****Entrance Hall****Lounge/Dining Area**
Approx 3.92m x 7.19m**Kitchen****Utility Room**
Approx 3.06m x 4.00m**Shower Room****Bedroom Three**
Approx 3.72m x 2.79m**Landing****Bedroom Two**
Approx 3.86m x 3.93m***Bathroom**
Approx 1.96m x 1.83m***Bedroom One**
Approx 4.19m x 4.03m***En-Suite Shower Room**
Approx 2.00m x 1.80m**Garage**
Approx 5.89m x 3.32m

(*At widest point)

