

Services

Mains electricity, water, gas and drainage.

Extras

All carpets, fitted floor coverings, blinds and timber shed.

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.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £290,000

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



**26 Castlehill Park
 Inverness
 IV2 5GJ**

An impressive three bedroomed, detached villa, located in Cradlehall with attached single garage. It is fully double glazed, has gas central heating, gardens and a driveway.

OFFERS OVER £288,000

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
- Sunroom
- 2 Bathrooms
- Gas
- Garden
- Garage

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.

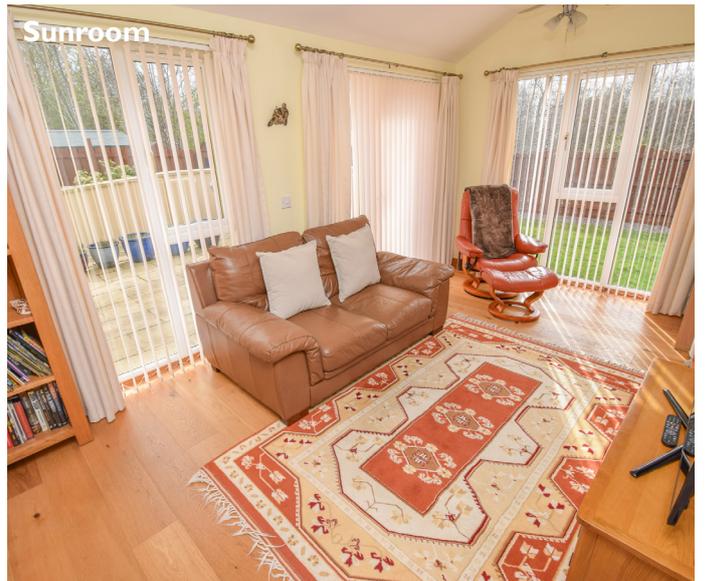
Lounge



Lounge



Sunroom



Bedroom Two



Bedroom Three



Bedroom One



Bedroom One En-Suite Shower Room





Kitchen



Property Description

This fantastic, three bedroomed detached villa occupies an enviable plot in the sought after Cradlehall area of the city and boasts a single garage, solar panels and enclosed rear garden. Benefitting from a wealth of features including a glorious sunroom, gas central heating, double glazed windows, and en-suite shower room, viewing of this lovely home is essential as it occupies an excellent position with no properties directly behind it and is the ideal purchase for those wanting a quality home in a modern development. In immaculate condition throughout, the property offers contemporary and spacious accommodation that is spread over two floors, and would suit family living or appeal to professionals working from home. On entering the property, you are met with an entrance vestibule with useful WC, before entering the inviting front facing lounge/dining area, off which is the kitchen and glorious sunroom. This well-positioned room forms the heart of the home and provides a versatile space for a number of uses and benefits from French doors which give access to the patio area. The kitchen is fitted with a clean aesthetic comprising Ashley Ann wall mounted units and worktops, along with splashback tiling, and a 1 1/2 stainless steel sink with mixer tap and drainer. Integrated appliances include a gas hob with extractor fan over, an electric oven, fridge-freezer and a dishwasher. From the lounge, stairs rise to the first floor which features a landing, three bedrooms, and the family bathroom. The principal bedroom is generous in size and has the advantage of an en-suite shower room. 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 mains shower over and stylish tiling, and the en-suite, a tiled shower cubicle with electric shower, a WC and a vanity unit and wash hand basin. A fantastic feature of this home is the abundance of storage it provides, with two of the bedrooms having built-in mirrored wardrobes, whilst the landing and kitchen have cupboards. The loft is accessed via the landing and offers additional storage if required.

Outside, the front garden is of low maintenance as its laid to gravel and patio, and has a driveway providing off-street parking for four vehicles. This leads to the attached, single garage which has a roller door, electricity and lighting. The south facing rear garden backs onto woodland, and is enclosed by fencing, offering a degree of privacy and a safe place for children to play outside. It is the ideal setting for entertaining, having a perfectly positioned patio area to revel in the sunshine and host alfresco dining. There is an area of lawn, which is delicately decorated with a number of colourful shrubs, and sited here is an outdoor tap, and a timber shed.

Local amenities at Cradlehall include a Nisa local, a pharmacy, bakery, and takeaway. Primary schooling can be found close by and secondary schooling can be found at Culloden Academy.



Kitchen



Bathroom

- Rooms & Dimensions**
- Entrance Vestibule
Approx 1.80m x 1.15m
 - WC
Approx 1.80m x 0.91m
 - Lounge
Approx 3.88m x 4.25m
 - Dining Area
Approx 2.70m x 3.13m
 - Kitchen
Approx 3.80m x 3.12m*
 - Sunroom
Approx 2.85m x 4.60m
 - Landing
 - Bathroom
Approx 1.93m x 2.05m
 - Bedroom One
Approx 3.13m x 3.53m
 - Bedroom One En-Suite Shower Room
Approx 1.34m x 2.05m
 - Bedroom Two
Approx 3.13m x 3.18m
 - Bedroom Three
Approx 2.70m x 2.80m
 - Garage
Approx 2.61m x 5.00m
- *At widest point

