

#### Services

Mains electricity, water and drainage.

#### Extras

All carpets and fitted floor coverings.

#### Heating

LPG gas.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

E

#### Viewing

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

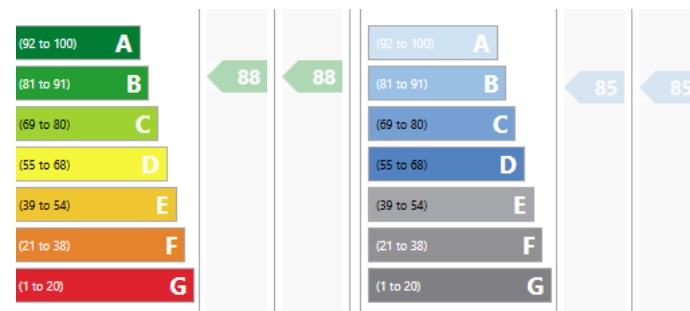
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £395,000

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.



**£15,000 BELOW HOME REPORT VALUATION**

## 9 Campbell Court Croy IV2 5JR

*This pristine, four bedroomed detached villa is generously proportioned and benefits from a private rear garden, a driveway and detached garage.*

**FIXED PRICE: £380,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Detached Villa



4 Bedrooms



1 Reception



2 Bathrooms



LPG Gas



Garden



Garage



Driveway



**Kitchen**



**Utility Room**



**Bathroom**



**Bedroom Two**



**Bedroom Three**





**Bedroom One**



**En-Suite Shower Room**





Lounge/Dining Room



Property Description

Built by Scotia Homes to their “Corner House” design, this impressive four bedroom detached villa is located in the desirable Highwood development in Croy and would suit family living and appeal to professionals working from home. Finished to an exacting standard, the current owners have sought perfection through a number of detail-oriented additions, with the home offering a wealth of features including a Symphony fitted kitchen and walk-in pantry, Italian porcelain flooring, an en-suite shower room, solar panels, LPG gas heating and double glazed windows. Upon entering the property, the first thing visitors are likely to notice is the abundance of light let into this home by the terrific use of glazing. The entrance vestibule boasts a large window giving a sunny first impression, and leads to the hallway, bedroom four/study and the versatile open plan lounge/dining room. This substantial room forms heart of the home, and is bathed in warm, ambient light through the triple aspect windows and sliding patio doors leading to the rear garden, offering indoor/ outdoor living. There is ample space for a large table and chairs, and sofa, providing the perfect space to entertain or relax as a family. The fully equipped kitchen features a range of sleek Symphony wall and base mounted units with quartz worktops and a matching breakfast bar. There is a 1 ½ sink drainer with mixer tap and integrated SMEG appliances including an induction hob with extractor over; an eye-level electric oven/grill, and a fridge-freezer. Off the kitchen is the utility room which has plumbing for washing machine, an additional sink, a walk-in pantry and doors to the WC and rear garden. Upstairs there is a bright and airy landing, the family bathroom which has a bath with shower over, a vanity wash hand basin, a WC and is completed with contemporary sanitaryware, and finally, three beautifully presented, double bedrooms, with the principal bedroom boasting a luxurious en-suite shower room and a walk-in wardrobe. Loft access is via bedroom three and offers additional storage. Outside, the front garden is laid to lawn, and benefits from a lock-block driveway providing parking for three vehicles and leads to the detached single garage which has power and lighting. The landscaped rear garden has a delicate gravel border, and is the ideal setting for alfresco dining and outdoor entertaining, having a well-placed seating area which is complemented with a number of colourful shrubs and is fully enclosed by timer fencing, offering privacy. There is also a useful outdoor tap, plus power sockets. Viewing of this property is essential as it occupies an excellent plot with no properties directly behind it and is the perfect purchase for those wanting a quality home in a peaceful location.

Lounge/Dining Room



Bedroom Four/Study



Rooms & Dimensions

- Entrance Vestibule  
Approx 1.71m x 2.06m
- Hallway
- Bedroom Four/Study  
Approx 1.91m x 3.06m
- Open Plan Lounge/Dining Room  
Approx 7.93m x 5.31m
- Kitchen  
Approx 3.01m x 3.12m
- Utility Room  
Approx 1.91m x 3.06m
- WC  
Approx 1.91m x 1.43m
- Landing
- Bedroom One  
Approx 3.50m x 3.78m
- En-Suite Shower Room  
Approx 2.27m x 1.17m
- Bedroom Three  
Approx 2.97m x 2.86m
- Bedroom Two  
Approx 2.96m x 3.39m
- Bathroom  
Approx 2.21m x 2.24m
- Garage  
Approx 3.17m x 6.20m

