



#### Services

**House:** Mains electricity, gas, water and drainage.

**Annex:** Mains electricity, water and drainage.

#### Extras

All carpets and fitted floor coverings. Curtains, blinds and an electric cooker.

#### Heating

**House:** Gas central heating.

**Annex:** Electric heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

E

#### Viewing

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

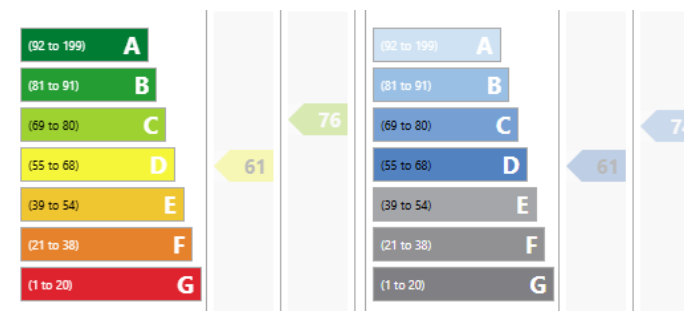
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £350,000

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.



### Victoria Villa, 43 Glenurquhart Road Inverness IV3 5NZ

An opportunity to purchase a three bedroomed semi-detached villa with a fully self-contained attached one bedroomed annex and is within walking distance to the city centre.

**OFFERS OVER £345,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Semi-Detached Villa



Annex



4 Bedrooms



2 Receptions



3 Bathrooms



Gas Electric



Garden



Driveway





**Annex Lounge/Kitchen/Dining Room**



**Annex Lounge/Kitchen/Dining Room**



**Annex Shower Room**



**Annex Bedroom**





**Kitchen/Diner**



**Kitchen/Diner**



**Inner Hall/Utility Room**



**Bedroom Two**



**Bedroom Three**





**Property Description**

Located close to a number of excellent amenities, Victoria Villa is a three bedroomed semi-detached traditional villa, complete with attached annex, that has well-proportioned accommodation spread over three floors and will appeal to families or those looking for a property excellent Air B&B potential. The flexible accommodation is substantial in size and retains a number of original charming features including high ceilings, cornicing, deep skirting boards and solid doors.

Upon entering the property, you are met with an entrance vestibule that opens onto a grand entrance hall, off which can be found a stylish lounge with a bay window, allowing natural light to flood the room throughout the day, and a feature wood burning stove set on a granite hearth with a wooden surround, an inner hall which is currently being utilised as a utility area and has plumbing for a washing machine and a dishwasher, a WC, a double bedroom with French doors leading to the rear elevation, and a kitchen/diner. This welcoming room is the heart of the home, and provides the perfect space for entertaining and dining.

It comprises wall and base mounted unit with worktops, and splashback tiling, and has a stainless steel sink with mixer tap and drainer and a useful pantry. Included in the sale is the free-standing, Flavel dual fuel range cooker. From the hallway, an impressive staircase rises to the second floor which houses a small landing and the family shower room which is fully tiled and fitted with a WC, a wash hand basin within a vanity unit and a shower cubical with mains shower. The third floor accommodation boasts two double bedrooms, with the principle bedroom benefiting from two fitted wardrobes and a stylish en-suite bathroom. Further attractive features include double glazed windows, gas central heating and a loft which offers additional storage.

The annex boats its own independent access to the front elevation, and has accommodation spread over two floors. Finished to a high standard, this living space benefits from electric heating, double glazed windows, and modern facilities. The ground floor comprises an open plan lounge/kitchen/diner, with base mounted units and worktops, an electric hob and oven, and a sink with mixer tap and drainer, and a shower room with WC, a vanity wash hand basin and a shower cubical with electric shower. Completing the accommodation is the double which is on the first floor and boasts a large storage cupboard.

Outside, the front garden is of low maintenance, having tarmac driveway which provides ample space for a number of vehicles. The rear garden is fully enclosed by timber fencing, and is laid to a combination of patio, gravel and artificial lawn. This is complimented by tiered flower beds and a decking area, which is perfectly positioned to enjoy al-fresco dining in the sunshine. Sited here is also a timber garden shed which is included in the sale. The property is within easy walking distance of a general store, takeaways, hotels, bars and restaurants. Also close by is Eden Court Theatre, Inverness Aquadome and the River Ness, with its many attractive island walks. Education is provided at Central Primary School and Inverness High School.



- Rooms & Dimensions**
- Entrance Vestibule  
Approx 1.80m x 1.42m
  - Entrance Hall
  - Lounge  
Approx 4.81m x 4.10m\*
  - Inner Hall/Utility Room  
Approx 2.09m x 2.33m
  - Kitchen/Diner  
Approx 3.73m x 3.65m
  - WC  
Approx 2.01m x 0.85m
  - Bedroom Three  
Approx 3.56m x 2.67m
  - Shower Room  
Approx 2.10m x 2.21m\*
  - Landing
  - Bedroom Two  
Approx 3.67m x 3.70m
  - Bedroom One  
Approx 3.70m x 4.03m\*
  - En-Suite Shower Room  
Approx 2.00m x 2.57m
  - Annex
  - Lounge/Kitchen/Dining Room  
Approx 4.03m x 5.78m\*
  - Shower Room  
Approx 1.10m x 2.50m
  - Bedroom  
Approx 5.87m x 4.02m
- \*At widest point

