

**Services**

Mains water, electricity and drainage.

**Extras**

All carpets, fitted floor coverings, washing machine, sideboard and garden sheds.

**Heating**

Oil fired central heating.

**Glazing**

Mixed glazing.

**Council Tax Band**

E

**Viewing**

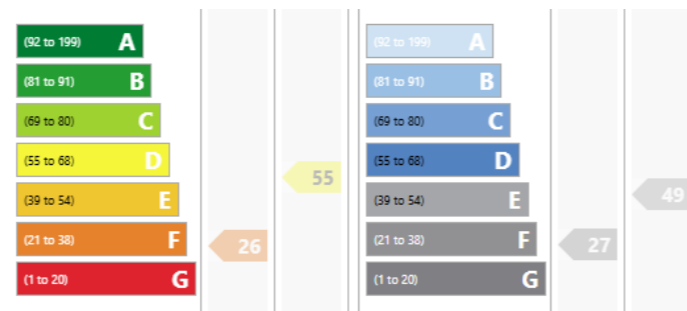
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £290,000  
 A full Home Report is available via Munro & Noble website.



**Duncaladh  
 Scorguie, Inverness  
 IV3 8QY**

An appealing, two bedroomed family home with attached annexe sensitively combining modern amenities with period features, located in the sought after Scorguie area of the city.

**OFFERS OVER £290,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Villa + Annexe
- 2 Bedrooms + 2 Bedrooms
- 2 Receptions
- 2 Bathrooms + 1 Shower Room
- Oil
- Garden
- Carport

**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.

Kitchen



Kitchen



Bathroom



Bedroom One



Bedroom Two







Lounge



Annexe

**Property Description**

Quietly positioned on the West side of Inverness, Duncaladh is a striking, two bedroomed detached house, with an attached two bedroomed annexe that occupies a substantial plot in a private and serene location and affords breathtaking views over the peaceful Beaully Firth and famous Ben Wyvis. Dating back to circa 1900, this unique home retains a number of charming period features including deep skirtings, high ceilings, tiled floors and exposed beams which feature in the lounge, making this a one of a kind property. The versatile accommodation is generous in size, has good proportioned rooms arranged over two floors, and benefits from oil fired central heating, mixed glazing, and excellent storage space throughout. Upon entering the home you are met with an entrance vestibule that opens onto the hallway which has wall and ceiling wood panelling, a walk-in cupboard and a staircase leading to the first floor. The ground floor has a well appointed kitchen which has two large windows, inundating the room with natural light, a dining room/snug, and a triple aspect lounge that exposes a stunning stone wall, and provides space for cosy evenings indoors, which are to be enjoyed in front of the open fire, as well as taking in the views via the patio door/windows. The fully tiled kitchen is fitted with ample wall and base cabinets with worktops, has a 1½ sink with drainer and mixer tap, a useful pantry and a Rayburn stove. Lastly, there is a useful shower room comprising a WC, wash hand basin and tiled shower cubicle. Upstairs, there is a landing which has doors to two double bedrooms, both of which boast wash hand basins, fitted wardrobes, and balconies to enjoy the views, gardens grounds and peaceful setting which surrounds this home. The modern bathroom completes the accommodation and has a WC, wash hand basin and a bath with colourful tiling. The annexe boasts its own independent access to the front elevation, and comprises a hallway, two double aspect bedrooms with wash hand basins, and a shower room complete with WC, wash hand basin and a wet-walled shower cubicle.

Having plenty of kerb appeal, the property is approached through walling, where a sweeping tarmac driveway offers sufficient space for off-road parking and turning for numerous vehicles, and leads to the carport which can be accessed from the front, rear and kitchen elevation. The star attraction of this property is the appealing garden grounds, which have been well maintained and offers panoramic views over the stunning Beaully Firth and Ben Wyvis. A keen gardeners haven, the split-level grounds surround the property, with the whole being ideal for entertaining and al fresco dining. It features a well placed decking area, a small courtyard, neighbouring woodland which offers ultimate privacy and is beautifully decorated with a number of colourful shrubs and flowers and hedges. It is predominately laid to lawn and sited within the grounds are two timber sheds and a coal shed. Viewing of this property is essential as it occupies an extensive plot, and is the perfect purchase for those wanting a quality, family home in a convenient but private location.

Scorguie is conveniently located close to a general store/petrol station which adequately suits daily requirements. Additional facilities can be found at the nearby Telford Retail Park which offers excellent facilities including supermarkets, takeaway establishments, retail stores, vets, café, trampoline park and furniture stores. The nearby Caledonian Canal offers an excellent location for walking. A regular bus service to and from Inverness City Centre is routed close by. Education is provided at Muirton Primary School or Charleston Academy, both of which are within easy walking distance.



Dining Room/Snug



Shower Room



Annexe

**Rooms & Dimensions**

- Entrance Vestibule  
Approx 1.18m x 1.01m
- Entrance Hall
- Shower Room  
Approx 2.11m x 1.40m\*
- Lounge  
Approx 4.45m x 5.94m
- Dining Room/Snug  
Approx 3.03m x 3.48m
- Kitchen  
Approx 2.61m x 5.72m
- Landing
- Bedroom One  
Approx 3.06m x 5.89m
- Bathroom  
Approx 2.81m x 1.89m\*
- Bedroom Two  
Approx 2.82m x 5.59m
- Annexe
- Hallway
- Bedroom One  
Approx 4.80m x 2.85m
- Shower Room  
Approx 2.08m x 1.94m
- Bedroom Two  
Approx 4.79m x 3.07m
- Carport  
Approx 3.64m x 5.34m
- \*At widest point



Annexe Shower Room