

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

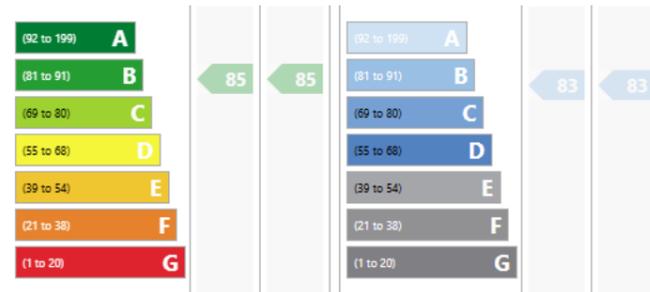
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £375,000
 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.

130 Golf View Road
Inverness
IV3 8FE

An impressive four bedroomed, detached villa with attached single garage that benefits from double glazing, gas central heating, and solar panels.

OFFERS OVER £374,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

| | | | |
|----------------|------------|--------------|------------------|
| | | | |
| Detached House | 4 Bedrooms | 2 Receptions | Office Potential |
| | | | |
| 3 Bathrooms | Gas | Garden | Garage |

Kitchen/Diner



Kitchen/Diner



Sun Room



Sun Room



Utility Room



Bedroom One



Bedroom One En-Suite Shower Room



Lounge



Bathroom



Property Description

Built by Robertsons Homes in 2024 to their Cortona Garden Room design, this luxurious four bedroomed detached villa with single garage is located in the sought after Torvean development and would suit family living and appeal to professionals working from home. Finished to an exacting standard, the property offers a wealth of features including Herringbone flooring, two en-suite shower rooms, off-street parking, solar panels, gas central heating, and double glazed windows. The clever use of glazing allows an abundance of natural light throughout the generously proportioned rooms, generating a bright and fresh environment. On the ground floor is a light and airy entrance hall, an inviting front facing lounge, and an open plan kitchen/diner with sunroom, off which lies a useful utility room and WC. The fully equipped open plan kitchen/diner forms the heart of the home and provides ample space for a table and chairs and boasts a breakfast bar, and French doors in the sunroom area which open onto the rear elevation. It is fitted with sleek wall and base mounted units with worktops, has a 1 1/2 stainless steel sink with mixer tap and drainer, and a large storage cupboard. The integrated goods include a dishwasher, fridge-freezer, an eye-level electric oven/grill and microwave, and induction hob with extractor fan over. From here, there is a door to the utility room which has wall and base mounted units, a stainless steel sink with mixer tap and drainer, and plumbing for a washing machine, with additional space for a tumble dryer. Upstairs the landing gives access to a storage cupboard and loft, as well as a single bedroom which can also be utilised as an office, and three double bedrooms, with two of the bedrooms boasting en-suite shower rooms and the principle bedroom having fitted mirrored wardrobes. Completing the accommodation is the family bathroom which has a bath with mains shower over, a wash hand basin and a WC. Outside, the lock-block driveway provides parking for two cars and leads to the attached single garage which has power, lighting and an up and over door. There is an area lawn, finished by a gravel border. The rear elevation is great for outdoor entertaining, having a well-placed patio area which is perfectly positioned to enjoy the sunshine, which is complimented with a gravel border and raised flower beds as well as a lawn area. It is enclosed by stone walling and timber fencing, offering privacy.

Local amenities can be found at Kinmylies shopping precinct and include a take-away restaurant, a general store and a chemist. Both primary and secondary schooling can be found nearby. There is a regular bus service into Inverness City Centre where further amenities can be found.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 5.03m x 3.67m
- Kitchen/Diner
Approx 5.40m x 3.42m
- Sun Room
Approx 3.64m x 3.98m
- Utility Room
Approx 1.96m x 1.90m
- WC
Approx 1.42m x 1.94m
- Landing
- Bedroom One
Approx 3.10m x 3.67m
- Bedroom One En-Suite Shower Room
Approx 1.50m x 2.44m
- Bedroom Two
Approx 2.45m x 3.77m
- Bathroom
Approx 2.19m x 2.60m
- Bedroom Four/Study
Approx 2.60m x 3.24m
- Bedroom Three
Approx 4.54m x 3.27m
- Bedroom Three En-Suite Shower Room
Approx 2.26m x 1.45m
- Garage
Approx 2.46m x 5.03m



Bedroom Two



Bedroom Four/Study

