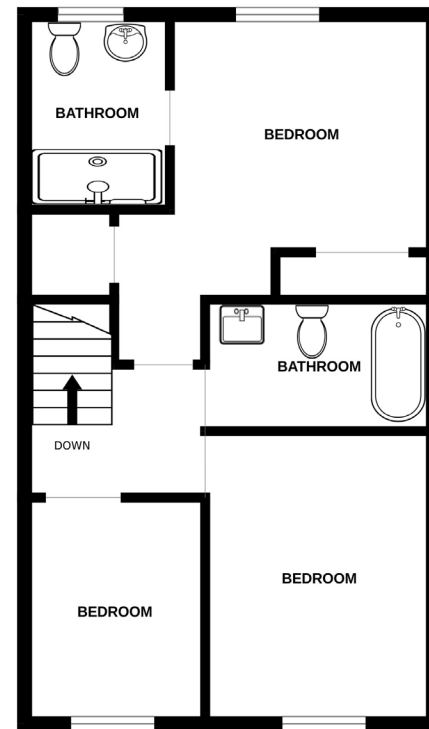
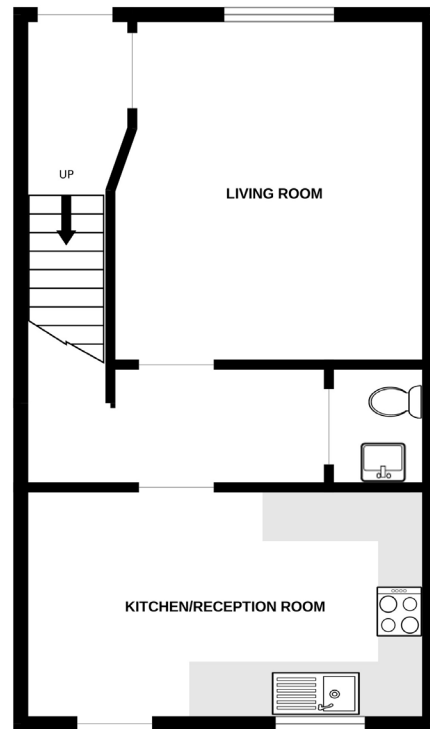




#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, blinds and washing machine. Some items of furniture are available by separate negotiation.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

D

#### Viewing

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

#### Entry

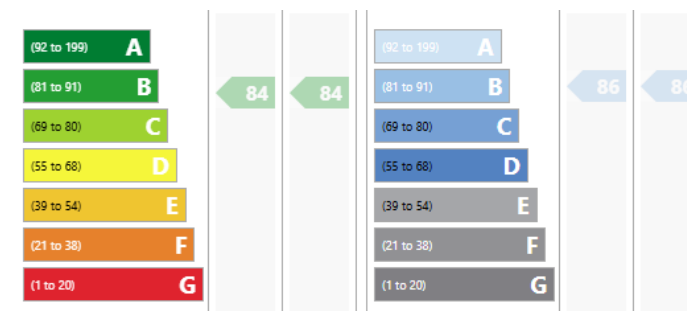
By mutual agreement.

#### Home Report

Home Report Valuation - £230,000  
 A full Home Report is available via Munro & Noble website.

#### Factoring Fee

Approximately £53.38 per month.



## 41 Dunain Square Inverness IV3 8FH

A beautifully presented, three bedrooomed end-terraced villa that benefits from garden grounds, an electric car charging port, and a quiet cul-de-sac location.

**OFFERS OVER £228,000**

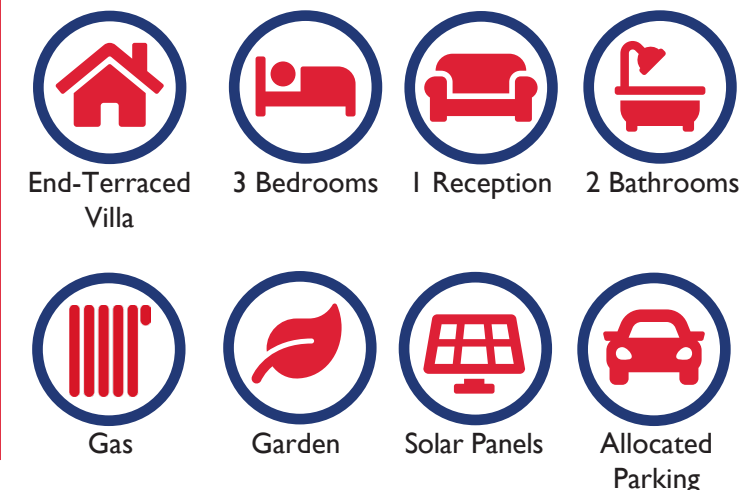
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



**Kitchen/Diner**



**Kitchen/Diner**



**Bedroom One**



**Bedroom One En-Suite Shower Room**





Lounge

Property Description

Built by Robertson Homes to their “Alexander” design in 2023, this impressive three bedroomed end-terraced villa is located in the sought after Westercraigs development on the east side of the city and would perfectly suit first time buyers, family living and appeal to professionals working from home. In pristine condition throughout, this stylish home offers a wealth of features including ample storage, gas central heating, double glazed windows and solar panels. The clever use of glazing allows an abundance of natural light to shine throughout the generously proportioned rooms, generating a bright and fresh environment. Upon entering the property, you are greeted with the bright and spacious entrance hall, which leads to the cosy front facing lounge, off which lies a useful WC, a walk-in cupboard and the inviting plan kitchen/diner. This fully equipped room forms the heart of the home and provides ample space for a large table and chairs for memorable meals and entertaining guests. It also has the advantage of French doors which open onto the low maintenance rear garden, which is laid to lawn and is enclosed by timber fencing. It is fitted with sleek, wall and base mounted units and worktops, and has a 1½ stainless steel sink drainer with mixer tap and a complimentary splashback. Integrated appliances include an induction hob with extractor fan over, an electric oven/grill and fridge-freezer. Located here and included in the sale is a washing machine. Upstairs, there is a spacious landing which gives access to the loft and three bedrooms, with principal bedroom boasting an en-suite shower room, a cupboard and double mirrored wardrobes. Completing the accommodation is the bathroom which has a bath with shower head over, a wash hand basin, WC and is finished with elegant tiling and contemporary sanitaryware. Outside, the front garden has a small area of lawn, delicately decorated by hedging. The property boasts it own allocated parking space, with additional parking spaces for visitors, as well as a shared electric car charging port. Overall, this gorgeous home is in walk-in condition, and oozes style with its excellent finishes, making it an ideal purchase for those looking for a quality property in great location. Dunain Square is within walking distance to an excellent range of amenities, located nearby at Kinmylies Shopping centre which includes a Spar shop, hairdressers, a chemist and a doctors surgery. Schooling can be found at Kinmylies Primary School and secondary education, at Charleston Academy. There is local park for children and a regular bus service to and from the City Centre.



Bedroom Two



Bedroom Three/Office



Bathroom

Rooms & Dimensions

- Entrance Hall
  - Lounge  
Approx 3.81m x 4.31m
  - WC  
Approx 1.21m x 1.86m
  - Kitchen/Diner  
Approx 4.85m x 4.20m\*
  - Bedroom Three/Office  
Approx 2.24m x 2.31m
  - Bedroom Two  
Approx 3.50m x 2.58m
  - Bathroom  
Approx 2.58m x 1.70m
  - Bedroom One  
Approx 3.61m x 3.80m\*
  - Bedroom One En-Suite Shower Room  
Approx 1.44m x 2.21m
- \*At widest point

