



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, blinds, curtains, white goods and shed.

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.



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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rescile on the grounds of an alleged mis-statement herein or in any advertisement.



100 Dochfour Drive

Inverness

IV3 5ED

A three bedoomed, semi-detached villa located in the established Dalneigh area of the city, that is fully double glazed, has gas central heating, gardens and off-street parking.

OFFERS OVER £152,000

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

Property Overview



Semi-Detached
Villa



3 Bedroom



1 Reception



1 Shower
Room



Gas



Garden

Lounge**Kitchen/Diner**

Property Description

Viewing of this semi-detached villa is recommended to be able to appreciate the size of the accommodation on offer, as well as the size of the plot it occupies. The flexible accommodation is well proportioned throughout, is spread over two floors and will suit a number of potential buyers, including families and buy to let investors. On the ground floor can be found an entrance hall, a front facing lounge with gas fire which provides a focal point, and a good sized kitchen/diner. The kitchen/diner provides space for a table and chairs, and comprises wall and base mounted units with worktops, a stainless steel sink drainer with mixer tap and splashback tiling. Free-standing appliances included in the sale consist of a gas cooker, a washing machine, a fridge and a freezer. There is excellent storage, and from here, a door gives access to the rear garden. From the entrance hall, stairs rise to the first floor accommodation which has a landing, an airing cupboard, loft access, three bedrooms, (with the principal bedroom having two fitted wardrobes) and a shower room that comprises a W.C, a wash hand basin and a wet-walled shower cubicle with electric shower. The property has gas central heating and is fully double glazed throughout. Externally, the property has gardens to the front, side and rear elevations with the garden to the front and side being of low maintenance as it has a lock block driveway that provides ample space for a number of vehicles and is enclosed by walling and fencing. The rear garden is laid to a combination of gravel and patio and sited here is a timber shed. Dochfour Drive is conveniently located close to Inverness City Centre and to the River Ness. Primary and secondary schooling are within walking distance and the property is well-placed for access to the Ness Islands, the Aquadome and Eden Court Theatre. A comprehensive range of amenities can be found in the city centre including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Bedroom One**Bedroom Two**

Rooms & Dimensions

Entrance Hall**Lounge**

Approx 4.55m x 4.27m

Kitchen/Diner

Approx 5.06m x 2.73m*

Landing**Shower Room**

Approx 1.46m x 2.40m

Bedroom Two

Approx 3.17m x 3.41

Bedroom One

approx 3.87m x 3.00m*

Bedroom Three

Approx 2.44m x 2.74m

(*At widest point)

Shower Room