



#### Services

Mains water, electricity, gas and drainage.

#### Extras

All carpets, fitted floor coverings, blinds, and fitted appliances.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

E

#### Viewing

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

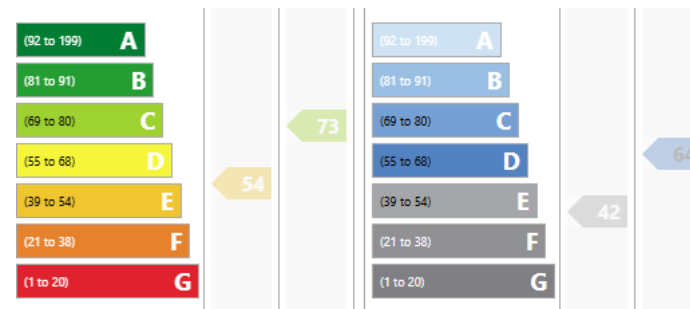
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £485,000

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.



## Kinnoch Lodge, 13 Ballifeary Road Inverness IV3 5PJ

A unique opportunity to acquire this substantial six-bedroom detached former guest house in the sought after area of Ballifeary.

**OFFERS OVER £485,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

### Property Overview



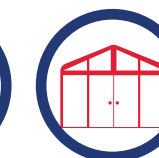
Detached Villa



6 Bedrooms



2 Receptions



Conservatory



7 Bathrooms



Gas



Garden



Garage + Annex



**Bedroom Two**



**Bedroom Two En-Suite Shower Room**



**Bedroom Three**



**Bedroom Five**



**Bedroom Five En-Suite Bathroom**





**Kitchen/Breakfast Room**



**Ground Floor Bedroom**



**Ground Floor Shower Room**



**Annex**



**Annex Shower Room**







Property Description

A unique opportunity to purchase this substantial six-bedroom detached, former guest house in the desirable area of Ballifeary. This beautiful stone built, period property dating back to circa 1880 is an impressive family home or could equally suit somebody looking for a business opportunity as a guest house. You enter this beautiful home through an inviting glass and wood framed entrance porch flooded with natural light which then leads you into the spacious entrance hallway. The hallway is full of period charm with wood floors, wood panelled walls, feature fire place and staircase at the end of the hall leading up to the first floor. The ground floor features a lounge, dining room, kitchen, utility room and conservatory. There is also a substantial double bedroom with en-suite as well as an annex bedroom with en-suite and a separate shower room. Both the lounge and dining room boast period features such as high ceilings with cornice detailing, tiled fireplaces and bay windows. The spacious modern kitchen has white gloss cabinetry, wood worktops, red splashbacks, Belfast sink with mixer tap and breakfast bar seating area and comes complete with a red agar oven and hob. Integral appliances include a fridge-freezer and dishwasher. There is a pantry just off the kitchen for additional storage. The utility room provides a great space for laundry appliances and houses the boiler and hot water tank for the home. There are a further four double bedrooms with ensuites on the first floor which all boast high ceilings, large windows and some period feature fireplaces. Further pleasing features include gas central heating and double glazed windows. To the rear of the property is a good sized laid to lawn garden which comes with a slabbed patio area and shed. The rear garden can easily be accessed down both sides of the property. There is a sizeable brick paved driveway to the front of the property allowing parking for a minimum of six vehicles as well as a double garage to the rear of the property which is accessed down a driveway to one side. The property is within easy walking distance of a general store, which caters adequately for daily requirements, takeaway, hotels, bars and restaurants. Also close by is Eden Court Theatre, the Aquadome and the River Ness with its many attractive island walks. Education is provided at Central Primary School or Inverness High School, both of which are within easy walking distance.



Rooms & Dimensions

Front Porch  
Approx 4.00m x 1.95m

Entrance Hall

Lounge  
Approx 5.61m x 4.26m

Dining Room  
Approx 5.61m x 4.47m

Kitchen  
Approx 3.87m x 3.42m

Ground Floor Shower Room  
Approx 3.31m x 1.40m

Annex Bedroom  
Approx 8.84m x 3.07m

Annex En-Suite Shower Room  
Approx 3.05m x 1.69m

Bedroom One  
Approx 4.47m x 4.14m

En-Suite Shower Room  
Approx 3.13m x 2.65m

Utility Room  
Approx 2.90m x 2.52m

Conservatory  
Approx 4.92m x 3.63m

Landing

Bedroom Two  
Approx 4.46m x 4.27m

En-Suite Shower Room  
Approx 4.46m x 4.27m

Bedroom Three  
Approx 4.24m x 4.25m

En-Suite Shower Room  
Approx 2.34m x 1.02m

Bedroom Five  
Approx 2.97m x 2.46m

En-Suite Bathroom  
Approx 3.85m x 2.15m

Bedroom Four  
Approx 3.89m x 3.54m

En-Suite Shower Room  
Approx 2.00m x 1.24m

Garage  
Approx 5.85m x 4.63m

