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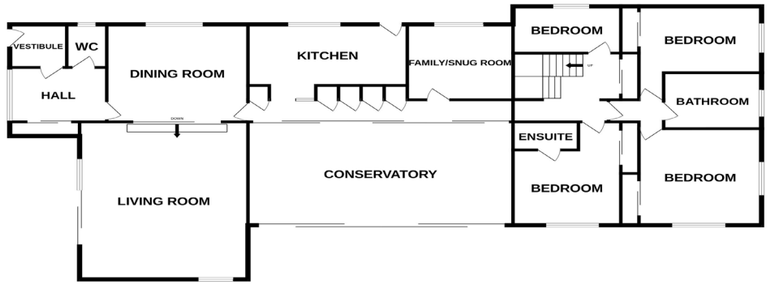
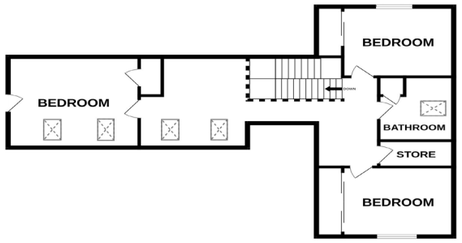


1ST FLOOR



HOME REPORT VALUATION £625,000

Glenside, Merlewood Road
Inverness
IV2 4NL

This immaculately presented and substantial six/seven bedroom family home comes complete with a stunning garden room, a detached garage and is surrounded by glorious gardens.

OFFERS OVER £590,000

The Property Shop, 20 Inglis Street, Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

Detached Villa
6/7 Bedrooms
3 Receptions
Garden Room
3 Bathrooms
Gas
Garden
Garage

Services
Mains water, electricity, gas and drainage.

Extras
All carpets, fitted floor coverings, curtains, blinds and white goods. Some items of furniture are available by separate negotiation.

Heating
Gas central heating. The garden room has underfloor heating, accompanied by two electric panel radiators.

Glazing
Double glazed windows throughout, with the exception of the vestibule which has single glazed units.

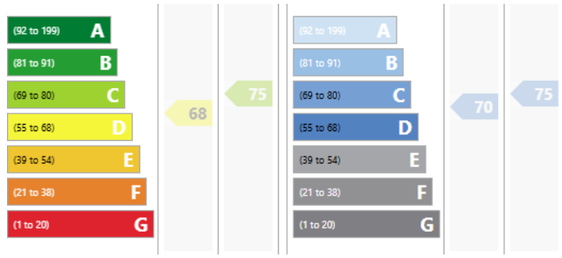
Council Tax Band
G

Entry
By mutual agreement.

Planning Permission
Details on the previously granted planning consent for a single storey annexed dwelling house ('granny flat') can be found on the ePlanning pages via the Highland Council website using reference number **11/02399/FUL**

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

Home Report
Home Report Valuation - £625,000
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.

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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 resile on the grounds of an alleged mis-statement herein or in any advertisement.

Garden Room

Kitchen

Kitchen

Ground Floor Bedroom Two

Ground Floor Bedroom One

View from Garden Room

Lounge

Property Description

Privately nestled in the prestigious Drummond district of Inverness and occupying an extensive plot, Glenside is an imposing six/seven bedroomed detached villa that offers an unparalleled blend of spaciousness and comfort that will appeal to families, whilst also having the luxury of a perfectly positioned garden room, two modern bathrooms and a walk-in loft. This unique, architect built home has accommodation spread over two floors and enjoys a number of attractive features including gas central heating, double glazed windows, and abundance of storage, with all bedrooms boasting built-in wardrobes, plus five cupboards in the hallway. As you step inside, you are greeted with an inviting entrance vestibule and hallway which has a useful WC, a cupboard, and a large picture window, giving a sunny first impression. From here, you are led in to the dining room and adjoining sitting room, which can be separated by large sliding doors. This double aspect room boasts an open fire, perfect for cosy evening indoors, whilst the dining room can accommodate a large table and chairs, setting the stage for memorable meals and entertaining. The fully equipped kitchen conveniently gives access to the side elevation and features a range of mounted units and worktops, plus a low breakfast bar. There is a 1 ½ sink drainer with instant boiling water tap, and integrated NEFF appliances including an electric hob with extractor over, and a double eye-level oven. Opposite the kitchen is the beautiful and sizeable garden room which forms the heart of the home. It is bathed in warm, ambient light through it's glass roof and sliding doors which open to leave a 12 ft opening on to the garden offering indoor/outdoor living. Down the hall, there is a family room/snug, an office for those working from home, a stylish Jack and Jill bathroom and three double bedrooms, one which benefits from an en-suite shower room. From the hall, a staircase rises to the first floor. Here we have the gallery landing, a bright and versatile space that leads to the family bathroom, a walk-in cupboard, and three light and airy double bedrooms, one of which gives further access to a large walk-in loft. Subject to gaining the relevant warrants and permissions, this area has fantastic potential for a variety of uses if required. The star attraction of this property is the exceptional garden grounds, which are well maintained, include a greenhouse and attracts a profusion of wildlife. A keen gardeners haven, it features a magnificent mixture of planting giving shape and colour throughout the year, as well as providing total seclusion, creating a private and safe environment for all to enjoy. The South and West facing patio areas present an impressive setting for al-fresco dining, sun worshiping, and family activities, with the overall grounds being large enough to accommodate a marquee and a granny flat chalet. The driveway offers sufficient space for parking numerous vehicles, and leads to the carport and detached, double garage which has electricity and lighting. Further to this is a neatly placed wood and bin store, and three large sheds, all of which are completely dry and covered. Overall, viewing of this property is essential as it represents a remarkable family home, within walking distance to primary and secondary schools and the town centre, along the beautiful River Ness.

Dining Room

Family Room/Snug

Rooms & Dimensions

Entrance Vestibule
Approx 1.86m x 1.91m

Entrance Hall
Approx 2.56m x 3.33m

WC
Approx 1.86m x 1.36m

Dining Room
Approx 4.83m x 4.56m

Sitting Room
Approx 5.77m x 6.85m

Hallway

Kitchen
Approx 5.47m x 2.66m

Garden Room
Approx 8.79m x 4.49m

Family Room/Snug
Approx 3.63m x 3.19m

Ground Floor Bedroom Two
Approx 3.68m x 4.57m

Ground Floor Bedroom Two En-Suite Shower Room
*Approx 2.23m x 1.19m**

Ground Floor Bedroom One
Approx 4.20m x 4.25m

Ground Floor Bathroom
Approx 3.27m x 2.43m

Ground Floor Bedroom Three
Approx 4.21m x 4.00m

Office
Approx 1.88m x 3.70m

Gallery Landing

First Floor Bedroom One
Approx 3.07m x 3.84m

First Floor Bathroom
Approx 2.79m x 2.55m

Walk-in Cupboard
Approx 1.15m x 2.55m

First Floor Bedroom Two
Approx 3.80m x 3.04m

First Floor Bedroom Three
Approx 3.96m x 4.48m

Garage
Approx 4.89m x 5.64m

*At widest point

First Floor Bedroom Two

Ground Floor Bathroom

First Floor Bedroom Three

Glenside, Merlewood Road, Inverness, IV2 4NL