



Services

Mains water, electricity, gas and drainage.

Extras

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

Heating

Gas central heating.

Glazing

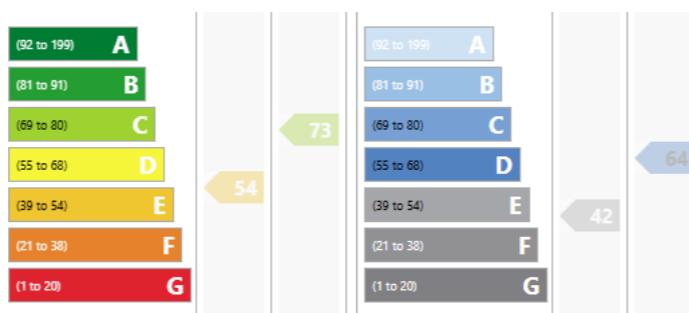
Double glazed windows throughout.

Council Tax Band

E

Viewing

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



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

This stunning family home is located in Ballifeary and has five bedrooms, a one bedrooned annex, garden grounds, a detached garage, gas central heating and double glazed windows.

OFFERS OVER £485,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

Property Overview



Detached Villa
Annex



6 Bedrooms



2 Receptions



Conservatory



7 Bathrooms



Gas



Garden



Garage

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 Lounge/Bedroom



Annex En-Suite Shower Room



Lounge



Property Description

Located in the sought after Ballifeary district of Inverness, within easy walking distance of number of excellent amenities, Kinnoch Lodge is an imposing five bedroomeed detached villa with an attached one bedroomeed annex and occupies an enviable plot in a quiet residential street. Dating back to circa 1880, the flexible accommodation is substantial in size, has well proportioned rooms spread over two floors, and retains a number of its original charming features including high ceilings, deep skirtings, solid doors, cornicing, tiled flooring and beautiful tiled fireplaces. Upon entering this attractive home you are met with an entrance porch that opens onto a grand hallway which has wall panelling and an impressive staircase leading to the first floor accommodation. On the ground floor can be found, two reception rooms including a welcoming formal lounge, a dining room which provides an abundance of space for a large table and chairs for entertaining, a utility room that offers storage for laundry appliances, a conservatory and a fully fitted kitchen. The modern kitchen has white gloss cabinetry, wooden worktops, red splashbacks, a 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. There is also a substantial double bedroom with en-suite shower room. Upstairs, there are a further four bedrooms, three having the advantage of en-suite shower rooms, and one having a bathroom with a separate shower cubicle.

The annex boasts its own independent access to the side elevation, and can also be accessed from the inner hallway within the property. It comprises a bright and spacious, open plan lounge/ bedroom, and a separate en-suite shower room. This fantastic, versatile space could be used for a number of uses, and will appeal to a wide range of prospective purchasers including those looking for a property with great holiday letting potential. Further pleasing features include gas central heating, double glazed windows and good storage facilities.

Externally, a sizeable brick driveway lies to the front of the property allowing parking for a minimum of six vehicles, as well as having a double garage to the rear which is accessed down a driveway to one side. The rear garden is a good size, and is laid to lawn with perfectly positioned patio area and shed. The area is fully enclosed by fencing and mature trees, offering a degree of privacy.

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.

Entrance Hall



Dining Room



Rooms & Dimensions

Entrance 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 Lounge/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 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

