



#### 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.

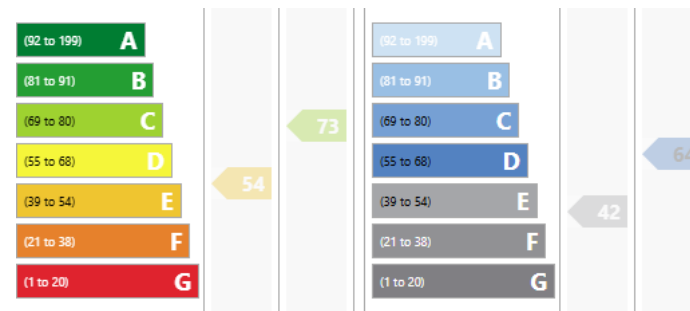
#### Entry

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

This stunning family home is located in Ballifeary and has five bedrooms, a one bedroomed 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



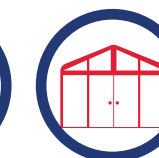
Detached Villa  
 Annex



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**







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 bedroomed detached traditional villa with an attached one bedroomed 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.



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 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

