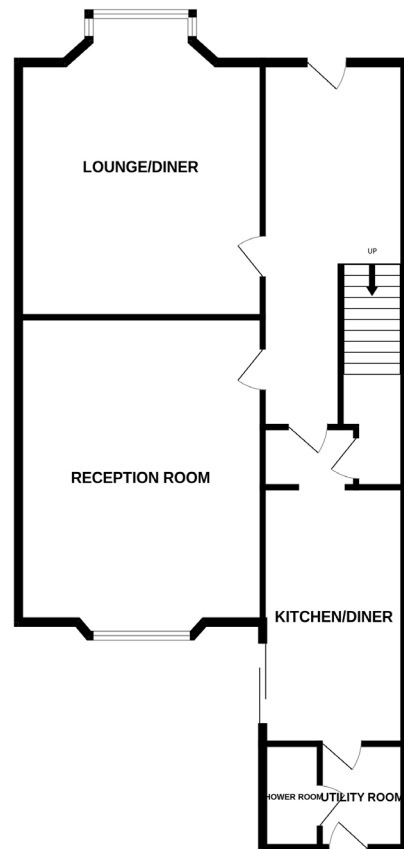
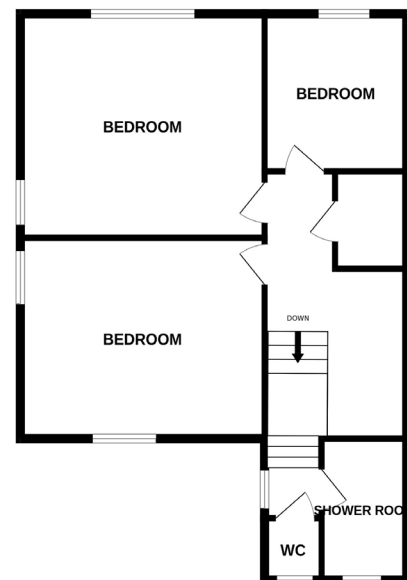


GROUND FLOOR



1ST FLOOR



Services

Mains water, gas, electricity and drainage.

Extras

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

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.

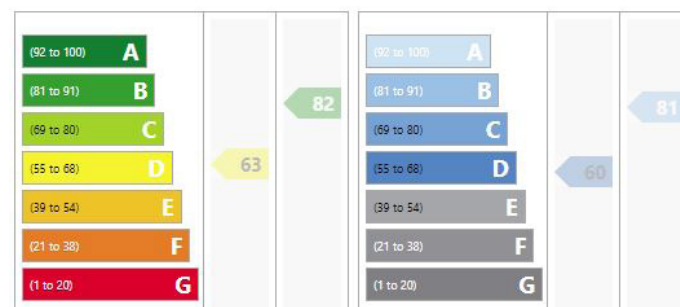
Entry

By mutual agreement.

Home Report

Home Report Valuation - £350,000

A full Home Report is available via Munro & Noble Website.



Brae Moray, 6 Abertarff Road Inverness IV2 3NW

A beautifully presented, three-bedroomed, semi-detached villa, located in the sought-after Crown area of the city.

OFFERS OVER £350,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Ingles Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Ingles 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.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Bedroom One



Bedroom Three



Lounge/Dining Room



Sitting Room



Property Description

Conveniently located within walking distance of the city centre, Brae Moray is a traditional stone built, three bedroomed, semi detached villa that offers comfortable family living and retains a number of original features including high ceilings, deep skirtings, cornicing, tiled fireplaces, and a beautiful stained glass window. It is double glazed, has gas central heating, a security alarm system, and boasts a garden with patio area, and an attached timber, single garage. The well-portioned accommodation is spread over two floors and on the ground floor can be found, an entrance hall, an inner hall with fitted storage facilities, two good sized reception rooms, a kitchen/breakfast room with utility room off and a wet-walled shower room. The reception room to the front of the property is used as lounge/dining room, is double aspect and has a wood-burner stove set within a tiled inset. The second reception room is to the rear elevation and is also double aspect, with a wood-burner stove set within a tiled inset and boasts views over the rear garden. The kitchen/breakfast room has ample storage provisions throughout, provides space for a small table and chairs and benefits from a sliding door which gives access to the patio area. It is fitted with Howdens wall and base mounted units with worktops, a 1 ½ stainless steel sink drainer with mixer tap, and has an integral 5 ring gas hob with extractor above, and a double oven. The handy utility room has a washing machine, wall mounted units and a door to the shower room and rear garden. From the entrance hall, an impressive pitch pine staircase leads to the first floor accommodation which comprises a landing which has a large skylight window allowing plenty of natural light, an airing cupboard (with loft access), three double bedrooms (one of which is utilised as a gym) and a shower room with separate WC. Externally, the front garden is enclosed by walling and iron fencing and has a gravel driveway which provides ample space for off-street parking for a number of vehicles and leads to the garage which has power and lighting. The pleasant rear garden is fully enclosed and has a number of shrubs and hedges. It is laid to a combination of grass and patio and provides a lovely setting for alfresco entertaining. Viewing is highly recommended to appreciate the size and location of the property. There is a wide range of local amenities at Kingsmill's that includes a delicatessen, a Post Office, a dentist and doctors surgery, Crown Vets, a pharmacy, and a general store. Excellent schooling is available at Crown Primary School and nearby Millburn Academy. The property is a short drive away from the Southern Distributor Road which allows easy access to Raigmore Hospital, Lifescan, and Inverness University.

Rooms & Dimensions

- Entrance Hall
 - Lounge/Dining Room
Approx 6.45m x 4.73m*
 - Sitting Room
Approx 4.75m x 5.91m*
 - Inner Hall
 - Kitchen/Breakfast Room
Approx 2.59m x 5.30m
 - Utility Room
Approx 1.98m x 1.55m
 - Ground Floor Shower Room
Approx 1.92m x 1.01m
 - Landing
 - WC
Approx 0.87m x 0.95m
 - First Floor Shower Room
Approx 1.81m x 2.56m*
 - Bedroom Two
Approx 3.81m x 4.77m
 - Bedroom One
Approx 4.19m x 4.80m
 - Bedroom Three
Approx 2.76 x 2.95m
 - Garage
Approx 5.26m x 2.86m
- (*At widest point)

First Floor Shower Room



Entrance Hall



Landing

