



#### Services

Mains water, electricity, and drainage.

#### Heating

Air source heat pump powers underfloor heating.

#### Glazing

Triple glazed windows throughout.

#### Council Tax Band

To be allocated.

#### Viewing

There is no requirement for interested parties to book a viewing and they are encouraged to view at their leisure. For directions please call 07766 341 752.

#### Entry

Summer 2026

#### Reservation Fee

Please note, this sale is structured as a land sale followed by staged payments set out within a design and build contract.

There is a £5,000 non refundable reservation fee, followed by a £20,000 deposit upon conclusion of missives of the land purchase. Both payments will be deducted off the land purchase price of £150,000. There is a staged payment schedule for the remaining balance.



**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.



## Birchwood Smithfield, Culbokie IV7 8LA

A super, four bedoomed detached villa with double garage and garden grounds which will make a perfect family home, ready for Summer 2026.

**OFFERS OVER £475,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Detached Villa



4 Bedrooms



1 Reception



3 Bathrooms



Air Source



Garden



Garage x2



Off-Street  
Parking



#### Property Description

Munro & Noble are delighted to present an unmissable opportunity to purchase an impressive, four bedrooomed detached villa with double garage built by local developer, Map Period Properties Limited. Combining modern, open plan living and stylish designs along with quality craftsmanship, this super home provides all the benefits of a self-build, along with the reassurance of an experienced developer, with the build being managed by Mimac Architectural services.

The new build, due to be completed by Summer 2026 is located within a prestigious development of just 12, individually designed houses that is situated in a semi-rural location on the edge of the peaceful village of Culbokie and would perfectly suit family living. The property will be finished to an exacting standard, having sought perfection through a number of detail-oriented additions and offers a wealth of features including a walk-in wardrobe and an en-suite shower room, underfloor heating and triple glazed windows. Inside, the well appointed accommodation has generous sized room and is spread over two floors, with the ground floor comprising a substantial open plan kitchen/diner which provides a fantastic entertaining space and lends itself to the modern family's needs, a utility room, a formal lounge with large windows overlooking the garden grounds, an office/study, shower room, and the principal bedroom which offers a glorious walk-in wardrobe, and en-suite shower room. Upstairs there is a bright and airy landing, the family bathroom and a further three double bedrooms, all of which boast fantastic storage. Outside, the detached double garage offers sufficient parking and is finished carefully with electric roller doors. The garden grounds are laid to lawn, and development itself enjoys a secluded, woodland location and only by viewing can one appreciate the tranquil setting of semi-rural living, whilst still having the benefit of being within easy reach of Inverness and Dingwall. Within the site is an office/workshop which can be included or removed on completion.

The village of Culbokie is a highly sought after residential area, offering beautiful woodland walks on your doorstep. It is well placed for access to the A9 and combines the benefits of rural living with quick and easy access to the Inverness, the airport and major routes and to an excellent range of social/recreational facilities. Culbokie is well known for the superb village lifestyle, local village convenience store and post office, together with pub and restaurant providing good food. The local primary school enjoys an excellent reputation and secondary school education is provided by the highly sought after Fortrose Academy.

#### Subject to change



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#### Rooms & Dimensions

Entrance Hall

Lounge

Kitchen/Diner

Utility Room

Shower Room

Study/Office

Bedroom One

Walk-in Wardrobe

En-Suite Shower Room

Landing

Bathroom

Bedroom Two

Bedroom Three

Bedroom Four

Garage

