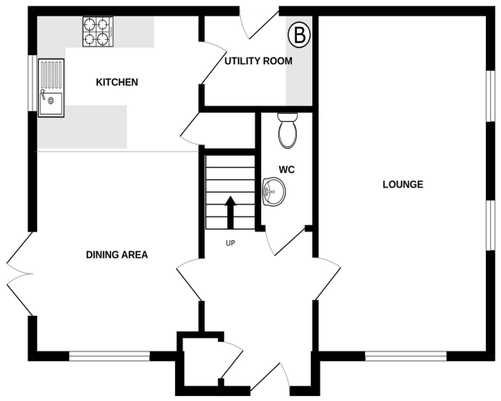
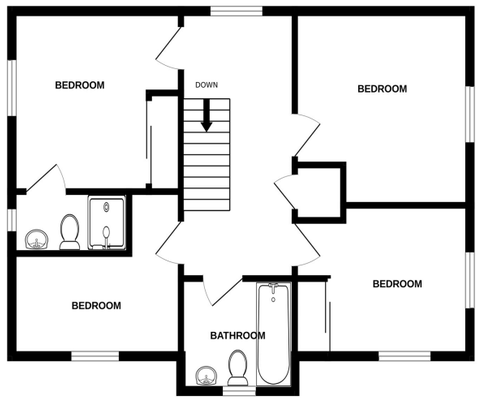
GROUND FLOOR



1ST FLOOR



Services
Mains water, gas, electricity and drainage.

Extras
All carpets, fitted floor coverings, curtains and blinds. Pergola and trampoline.

Heating
Gas central heating.

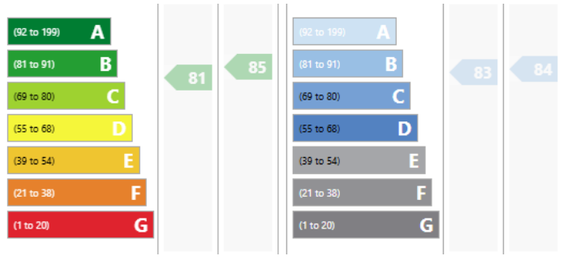
Glazing
Double glazed windows throughout.

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 - £335,000
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.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

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.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



15 Mingary Crescent
Inverness
IV2 6FQ

An impressive, four bedroomed, detached villa which occupies a prime position in Ness Castle and benefits from a single garage, an enclosed rear garden and attractive interior.

OFFERS OVER £333,000

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

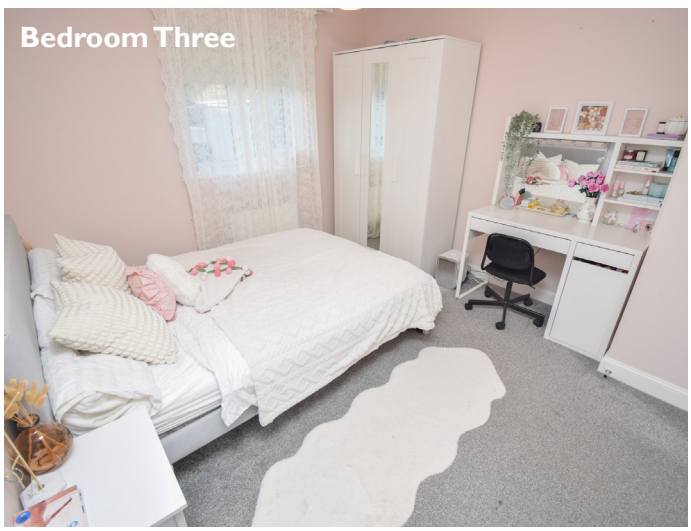
Property Overview

Detached House
4 Bedrooms
1 Reception
Office Potential
2 Bathrooms
Gas
Garden
Garage


Bedroom One


En-Suite Shower Room


Bedroom Two


Bedroom Three


Bedroom Four/Office


Kitchen/Diner


Kitchen/Diner





Property Description

15 Mingary Crescent is a luxurious four bedroomed detached villa with detached single garage, located in the prestigious Ness Castle development on the South side of Inverness. Built by Barratt Homes in 2020 to their "Craigston" design, this beautifully presented home offers an unparalleled blend of spaciousness and comfort, whilst having the advantage of fully enclosed garden grounds and will perfectly suit families as it provides an ideal space for modern day living. The clever use of glazing allows a profusion of natural light to shine throughout the generously proportioned rooms, generating a bright and fresh environment and early viewing of this property is essential. In immaculate order, the accommodation displays quality finishes and tasteful interior and comes complete with a fully fitted kitchen and utility room by Symphony, excellent storage provisions, an en-suite shower room, gas central heating and double glazed windows. Stepping inside, you are greeted by the hallway which guides you to a useful WC, an attractive, double aspect lounge which is generous in size and the inviting kitchen/diner. Forming the heart of the home, this fantastic room enjoys an open outlook to the garden via the French doors and windows, offering indoor/outdoor living for all to savour. This bright and airy space caters effortlessly for busy family life as well as entertaining, by providing sufficient space for a table and chairs for dining, along with a breakfast bar, ideally suited to enjoy morning coffees and brunches. It is fitted with sleek, Symphony mounted units and worktops, a 1½ sink drainer with mixer tap and is fully equipped with an integrated gas hob, extractor fan, electric oven, dishwasher and fridge-freezer. A separate utility room is accessed from here and supplies additional worktop space, alongside space for white goods, and gives convenient access to the garden. Upstairs, the landing creates a natural flow between the four well presented bedrooms and bathroom, which is furnished with a wash hand basin, WC and bath with shower over, thoughtfully completed with attractive tiling and contemporary sanitaryware. The principal bedroom has the perk of an en-suite shower room, mirrored wardrobes and is a cosy space to enjoy a restful nights sleep. Bedroom two also has mirrored wardrobes, whilst bedroom four is currently utilised as a practical home office. A great feature of this home is expansive storage, with cupboards being found in the hallway, kitchen and landing. The floored loft adds additional storage and is accessed from the landing via a fixed ladder.

Outside, the property rests in a sizeable corner plot, with a driveway lying to the side elevation giving adequate parking for a mixture of vehicles and leads to the single garage which has power, lights and an up-and-over door. The side garden is laid to lawn with a shrub and fruit tree border, and houses a shed and a pergola, along with a number of potted plants which add a pop of colour. It is fully enclosed by a mixture of timber fencing and walling, creating a secure outdoor setting where al-fresco dining, sun worshiping, and family activities can be cherished.

Ness Castle is located to the West side of the city and is just four miles from the shores of Loch Ness and offers a pedestrian path to the South Loch Ness Trail. Nearby amenities include a Tesco supermarket and filling station, a convenience store and Post Office. Primary pupils will attend Ness Castle Primary school, with secondary pupils attending Inverness Royal Academy. A regular bus service to and from the City Centre is routed close by.





Rooms & Dimensions

Entrance Hall

WC
Approx 1.09m x 1.91m

Lounge
Approx 3.43m x 6.48m

Kitchen/Diner
Approx 6.47m x 3.25m

Utility Room
Approx 1.71m x 2.17m

Landing

Bedroom One
*Approx 3.28m x 3.26m**

En-Suite Shower Room
Approx 2.16m x 1.18m

Bedroom Three
Approx 3.53m x 3.12m

Bedroom Two
*Approx 3.53m x 3.25m**

Bathroom
Approx 2.31m x 1.69m

Bedroom Four/Office
*Approx 3.28m x 3.09m**

Garage
Approx 2.75m x 5.38m

*At widest point





15 Mingary Crescent, Inverness, IV2 6FQ