

**Services**

Mains water, gas, electricity and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

E

**Viewing**

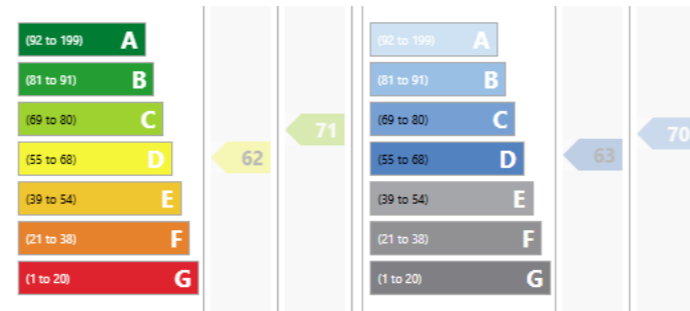
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £380,000  
 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.

**Muirfield Villa, 51 Muirfield Road  
 Inverness  
 IV2 4AU**

*This four bedroomed detached bungalow located on the South side of Inverness is substantial in size and benefits from a wraparound garden, driveway and a detached single garage.*

**OFFERS OVER £380,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

**Property Overview**

- Detached Bungalow
- 4 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Gas
- Garden
- Garage
- Driveway

Lounge



Dining Area



Bedroom One



Bedroom One En-Suite Shower Room





Kitchen



Bedroom Two

**Property Description**

Occupying a generous plot in the sought after Culduthel area of Inverness, Muirfield Villa is an appealing four bedroomed, detached bungalow which has been designed for everyday family living and lies within easy reach of a number of excellent amenities. The property requires modernisation, but once complete, will make a fantastic, versatile home and viewing is essential to not only to appreciate the size of the accommodation within, but as well as the clever use of glazing throughout which allows an abundance of natural light, generating a bright and airy environment. It benefits from a number of charming features including high ceilings, coving, and archways and is fitted with double glazed windows and gas central heating.

Inside, an entrance vestibule and hallway leads to the fitted kitchen, and the welcoming open plan lounge/dining room. This substantial room forms heart of the home, and is soaked in warm, ambient light through the double aspect, picture windows and French doors which lead to the side elevation, and offers a cosy atmosphere for relaxing in front of the open fire.

The dining area can accommodate a large table and chairs, making this the ideal space to entertain and enjoy memorable meals together. The fully equipped kitchen is practical and features a range of wall and base mounted cabinets with worktops and splashbacks and has a 1½ sink with drainer and mixer tap. There is a Belling Stove with extractor above, and an integrated dishwasher and fridge-freezer. Off the kitchen is the handy utility room which has ample mounted cabinets, plumbing for a washing machine, space for a tumble dryer, and a door to the rear elevation. The hallway gives access to the loft (which is partially floored with a fixed ladder) and four double bedrooms, with the principal bedroom having the advantage of a built-in wardrobe and en-suite shower room. Completing the accommodation is the bathroom which comprises a wash hand basin, a WC and a bath with electric shower overhead. Outside, the generous garden grounds surround the property, with the front being laid to lawn decorated with a flower border and is fully enclosed by hedging and walling. This leads to the side garden, which lies a ramp with hand railing, allowing easy access to the property via French doors. There is a lock-block driveway which runs to the rear elevation, providing adequate off-road parking and in turn leads to the detached single garage. The rear garden is partially enclosed by hedging, and is a combination of gravel and patio, keeping it low maintenance and easy to maintain. The patio area makes for a lovely spot to enjoy sunshine and outdoor dining. Further to this a useful outdoor tap and a greenhouse, which is included in the sale.

The property is close to facilities at Crown, Kingsmills and Hilton Shopping Village which are equidistant in each direction and close to Inshes Retail Park which includes a supermarket, petrol station, Post Office, gym and selection of retail outlets. Inverness Retail Park and Inverness city centre are both also within easy reach and offer extensive shopping, and entertainment facilities. A selection of main bus routes pass the bus stop on Old Edinburgh Road and the property is also located close to Inverness University Campus and Raigmore Hospital.



Kitchen



Bathroom



Bedroom Three



Bedroom Four/Sitting Room

- Rooms & Dimensions**
- Entrance Vestibule  
Approx 1.47m x 0.98m
- Hallway
- Bedroom Four/Sitting Room  
Approx 3.49m x 4.18m
- Bedroom Two  
Approx 3.27m x 4.15m
- Bathroom  
Approx 2.09m x 2.16m
- Bedroom Three  
Approx 3.33m x 4.15m
- Bedroom One  
Approx 3.61m x 3.55m
- Bedroom One En-Suite  
Shower Room  
Approx 3.27m x 4.15m
- Inner Hall
- Kitchen  
Approx 3.71m x 3.34m
- Utility Room  
Approx 1.85m x 2.38m
- Dining Area  
Approx 3.71m x 3.02m
- Lounge  
Approx 5.93m x 6.50m