



#### Services

Mains water, electricity, gas, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. 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 - £265,000

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.



## 81 Stratherrick Road Inverness IV2 4YJ

A three double bedoomed, detached bungalow with garage and sunroom, that is fully double glazed and has gas central heating and off-road parking.

**OFFERS OVER £263,000**

📍 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



3 Bedrooms



2 Receptions



2 Bathrooms



Gas



Sun Room



Garden



Garage

**Kitchen**



**Dining Room**



**Bedroom One**



**Bedroom Two**





### Property Description

81 Stratherrick Road is a beautifully presented, detached bungalow that occupies a generous corner plot in the sought after Lochardil area and offers generously proportioned accommodation spread over one floor. The property will appeal to families and boasts a wealth of features including double glazing, gas central heating, ample storage provisions and a loft with fantastic conversion potential. The immaculate accommodation comprises an entrance vestibule, which opens on to the entrance hall that has two storage cupboards and gives access to all rooms apart from the dining room and sunroom. The front facing lounge is substantial in size, but provides a cosy environment, has a feature electric fire within a brick surround, and has sliding doors leading to the formal dining room. There are three double bedrooms, two of which benefit from fitted storage, and all are tastefully decorated with neutral décor. The family bathroom is fully wet-walled and comprises a WC, a bath with showerhead over and a wash hand basin within a vanity unit, while the shower room has a tiled shower cubicle, a wash hand basin and a WC. Completing the accommodation is the kitchen, which it is fitted with wall and base mounted units with worktops and splashbacks, has a 1½ sink with drainer and mixer tap, and a useful pantry. There is a free-standing electric cooker, washing machine, fridge-freezer and a dishwasher, which are all included in the sale. From here, there is a door to the dining room, hallway, and a further door to the well-placed sunroom which overlooks the rear garden, giving this room a bright and warm feel. A fantastic feature of this home is the fully floored loft which could be used for additional storage, or subject to gaining the relevant warrants and permissions, has excellent potential for a variety of uses. Outside, the front and side garden are well maintained, are laid to lawn with a gravel border, and is fully enclosed with mature hedging, providing privacy. The rear garden can be accessed from both side elevations, and access to the driveway and garage are via Balnakyle Road. The rear garden is of low maintenance being a combination of gravel and patio, and as well as having perfectly positioned decking area to soak up the sunshine. A tarmac driveway provides ample space for parking and turning and leads to the detached single garage which has power, lighting, water and an up and over door. Sited here is a garden shed and a small vegetable and fruit patch. Early viewing is essential for those looking for a quality property in fantastic location. Local facilities include a general store, a pharmacy, and a hairdresser. Primary school education is provided at Lochardil Primary with secondary pupils attending Inverness Royal Academy, both of which are within walking distance to the property. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found.

### Bathroom



### Bedroom Three



### Rooms & Dimensions

Entrance Vestibule  
Approx 1.45m x 2.16m

Entrance Hall

Lounge  
Approx 4.95m x 6.08m

Dining Room  
Approx 3.48m x 4.48m

Sun Room  
Approx 2.59m x 3.93m

Kitchen  
Approx 3.94m x 3.39m

Bathroom  
Approx 2.55m x 2.10m

Bedroom One  
Approx 4.02m x 3.63m

Bedroom Two  
Approx 3.69m x 3.62m

Bedroom Three  
Approx 4.10m x 3.34m

Shower Room  
Approx 1.93m x 2.55m

Loft  
Approx 8.34m x 4.25m

Garage  
Approx 2.85m x 6.39m

