



Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and garden shed. Garden cabin: Sofa & TV.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

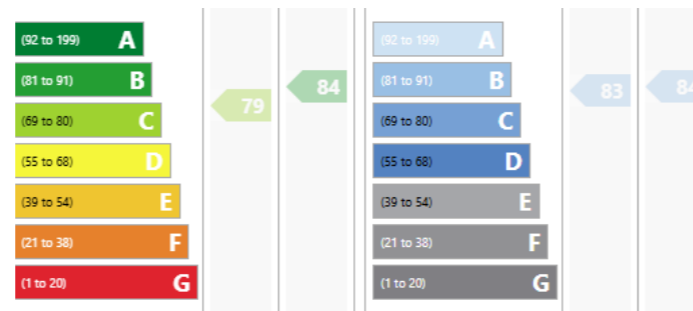
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £315,000
 A full Home Report is available via Munro & Noble website.



34 Brock Road
Inverness
IV2 6HH

This impressive, detached villa is located in the popular Milton of Leys, and hosts a private rear garden with garden cabin and spacious driveway.

OFFERS OVER £315,000

📍 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
-  2 Bathrooms
-  Gas
-  Garden
-  Driveway
-  Garden Cabin

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.

Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four/Study



Kitchen/Diner



Kitchen/Diner





Property Description

Occupying a prime position in the sought after Milton of Leys district, this luxurious four bedroomed detached villa with driveway and garden cabin would ideally suit family living with its contemporary and spacious accommodation and also appeal to professionals working from home. Finished to an exacting standard, this well-presented home offers a wealth of features including oak flooring, gas central heating, double glazed windows, and a private rear garden, all of which add to the appeal of this desirable home. Inside, the clever use of glazing allows a profusion of natural light throughout the generously proportioned rooms, generating a bright and fresh environment. On entering the property, you are met with a light and airy entrance hall, an inviting front facing lounge, a useful WC, and an appealing open plan kitchen/diner. This well-appointed room forms heart of the home and sets the stage for entertaining and delicious dinners, as it provides an excellent space for a large table and chairs and boasts French doors which give access to the rear garden/decking area. It is fitted with a clean, modern aesthetic comprising wall mounted units and worktops with matching breakfast bar, and has complimentary tiling, under-counter lighting, and a 1 1/2 composite sink with mixer tap and drainer. Further to this is an integral gas hob with extractor fan over, a fridge-freezer, and space for a washing machine. From here, there is a door to the utility room which houses the boiler, and has base mounted units, plus space for a tumble dryer. The entrance hall has stairs rising to the first floor which hosts a landing, four double bedrooms, (one of which is utilised as a home office) and the family bathroom. The principal bedroom is generous in size and has the advantage of an en-suite shower room. Two of the bedrooms boast lovely views towards the city, across to the Black Isle and West. The family bathroom and en-suite shower room are both modern with the sleek bathroom having a WC, a vanity wash hand basin, a bath with shower over and gorgeous wet-walling and the en-suite, a wet-walled shower cubicle with electric shower, a wash hand basin and WC. A fantastic feature of this home is the abundance of storage it provides, with the entrance hall having an understairs cupboard, two bedrooms have built-in mirrored wardrobes, and a shelved cupboard in the kitchen. The loft is accessed via the landing and offers additional storage if required.

The North facing rear garden is enclosed by high timber fencing, creating a private and safe environment for all to enjoy. It is delicately decorated with a gravel border, and has an areas of lawn, patio as perfectly placed decking area for sun worshippers to make the most of. Sited here and included in the sale is a timber shed, as well as a fantastic garden cabin, which has electric heating, French doors and could be utilised as a guest suite, office or beauty room.

Milton of Leys is a suburb on the southern outskirts of Inverness and enjoys spectacular views over the City and is conveniently located for the A9 North and South. This area has a primary school and Monarch's View Shopping Centre comprising a well stocked Co-op, pharmacy and takeaways. There is a regular bus service to and from the city centre. Inverness City centre offers an extensive range of retail, leisure and business facilities.



Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 4.11m x 4.20m*
 - WC
Approx 1.39m x 2.23m
 - Kitchen/Diner
Approx 6.46m x 2.84m
 - Utility Room
Approx 1.83m x 1.41m
 - Landing
 - Bedroom Three
Approx 2.10m x 3.10m
 - Bathroom
Approx 1.47m x 2.72m
 - Bedroom Two
Approx 2.66m x 3.11m
 - Bedroom One
Approx 4.21m x 2.97m*
 - Bedroom One En-Suite Shower Room
Approx 1.24m x 1.72m
 - Bedroom Four/Study
Approx 2.71m x 2.98m
 - Garden Cabin
Approx 4.68m x 3.01m
- *At widest point

