

**Services**

Mains water, electricity, drainage and gas.

**Extras**

All carpets, fitted floor coverings, curtains and blinds and white goods.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

E

**Viewing**

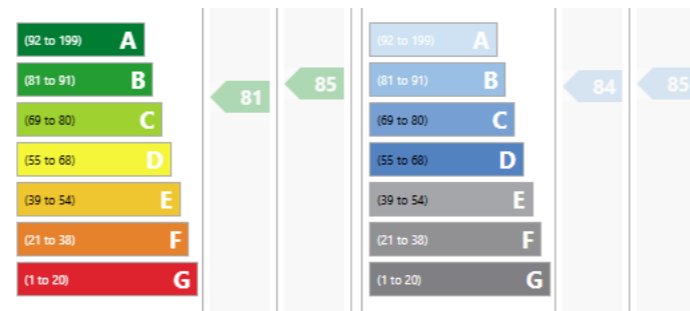
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £320,000  
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.

**1 Mingary Crescent  
Inverness  
IV2 6FQ**

An impressive, four bedroomed, detached villa with attached single garage that benefits from double glazing, gas central heating, and a private garden.

**OFFERS OVER £318,000**

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
- Garage
- Driveway

**Bedroom One**



**Bedroom One En-Suite Shower Room**



**Bedroom Two**



**Bedroom Three**



**Bedroom Four**



Bedroom One



Bedroom Two





Lounge



Bathroom

**Property Description**

Built by Barratt Homes, this luxurious four bedroomed detached villa with single garage is located in the sought after Ness Castle development and would suit young families and appeal to professionals working from home. Finished to an exacting standard, this well-presented home offers a wealth of features including an en-suite shower room, an attractive rear garden, gas central heating, and double-glazed windows. The clever use of glazing allows an abundance of natural light throughout the generously proportioned rooms, generating a bright and fresh environment. On the ground floor is an entrance hall, which leads to the cosy front facing lounge, and an open plan kitchen/diner, off which lies a useful utility room and WC. The fully equipped open plan kitchen/diner forms the heart of the home and provides ample space for a large table and chairs for dining and entertaining guests. It is fitted with sleek, mounted units and worktops, and has a stainless steel sink drainer with mixer tap and complimentary splashback tiling. Integrated appliances include a fridge/freezer, dishwasher, a gas hob with extractor fan over, and an electric oven. This room also has the advantage of French doors which open onto the landscaped rear garden. From the kitchen, there is a door to the utility room which has mounted units mirroring the kitchen, a washing machine, tumble dryer, and two further doors to the useful WC and rear garden. Upstairs there is a bright and airy landing, which gives access to the loft, two storage cupboards, four double bedrooms, (three having fitted mirrored wardrobes) and the principal bedroom boasts an en-suite shower room. Completing the accommodation is the family bathroom which has a bath with mains shower, a wash hand basin and a WC.

Outside, the tarmac driveway provides off-street parking and leads to the attached single garage which has power, lighting and can be accessed by an up and over door. The south facing garden is delicately decorated with potted plants and mature shrubs, adding a pop of colour to this already beautiful space. A well-placed seating area can be found here, which is complemented by a gravel border. Making this an ideal setting for al-fresco dining and enjoying the warm summer months. Sited here and included in the sale is a fantastic timber shed, while the grounds are fully enclosed by timber fencing. Viewing of this property is essential as it occupies an excellent plot and is the perfect purchase for those wanting a quality home in a modern development.

Ness Castle is located to the west side of the city and is just four miles from the shores of Loch Ness, offering 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, which is within walking distance, and secondary pupils attend Inverness Royal Academy. A regular bus service to and from the City Centre is routed close by.



WC



Utility Room

**Rooms & Dimensions**

- Entrance Hall
- Lounge  
Approx 4.49m x 3.54m
- Kitchen/Diner  
Approx 3.30m x 4.61m
- Utility Room  
Approx 2.34m x 1.83m
- WC  
Approx 0.94m x 2.32m
- Landing
- Bedroom One  
Approx 3.38m x 3.15m
- Bedroom One En-Suite Shower Room  
Approx 1.31m x 2.27m
- Bedroom Two  
Approx 3.58m x 3.83m
- Bedroom Three  
Approx 2.41m x 3.81m
- Bedroom Four  
Approx 2.93m x 3.17m
- Bathroom  
Approx 2.04m x 2.32m
- Garage  
Approx 2.77m x 5.58m

