



12 HILLPARK BRAE MUNLOCHY IV8 8PL

NEW REDUCED PRICE



Spacious 4 Bedroom Detached Villa with Garage

- » ENTRANCE HALL
- » LOUNGE
- » DINING/FAMILY ROOM
- » KITCHEN/BREAKFAST ROOM
- » UTILITY ROOM
- » SHOWER ROOM
- » 4 BEDROOMS (1 EN-SUITE)
- » BATHROOM
- » GARAGE
- » GARDEN
- » OIL FIRED CENTRAL HEATING
- » DOUBLE GLAZING

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref: AN 01 – 30214

FIXED PRICE £249,950

DESCRIPTION

Only by viewing can one appreciate the deceptively spacious and well presented accommodation this attractive detached villa has to offer. Benefiting from double glazing, oil fired central heating and good cupboard provision, this desirable family home has been well maintained and is nicely situated on a generous sized plot. The kitchen is well fitted, has a breakfast bar for informal dining and a useful utility room off. The attractive open fire in the commodious double aspect lounge provides a pleasing focal point whilst French doors from the dining/family room lead to the rear garden. All four bedrooms are well proportioned, appreciate fitted wardrobes with the master enjoying en-suite facilities. The driveway leading to the garage caters for ample off street parking whilst the large patio area to the rear would make an ideal venue for entertaining/relaxing.



LOCATION

The property is pleasantly situated in an exclusive development on the outskirts of the popular village of Munlochy, on the Black Isle. Within easy commuting distance of Inverness, the village has a primary school, hotel, post office, shop and doctor's surgery. Older children attend Fortrose Academy, to which there is a daily school bus. There is a regular bus service to the city centre.

DIRECTIONS

From Inverness take the A9 road north across the Kessock Bridge. Approximately two miles after the bridge, take the B9161 to the right, signposted Munlochy. On entering the village turn left into Station Brae (just before the Post Office, which is on your right) and continue up the brae. At the new houses, take a left and continue along this road. Take a right and No 12 is the last house on the left.

ACCOMMODATION

A path leads to the COVERED ENTRANCE. Outside light.

ENTRANCE HALL 6.11m x 2.71m (20'1 x 8'11) at widest

A wide and inviting hall with doors accessing the Lounge, Dining/Family Room, Kitchen/Breakfasting Room, Shower Room and Bedroom 4. Laminate flooring. Radiator. Smoke detector. Coving. Downlighters. Telephone point. Door to cupboard with shelf and coat hooks (housing hot water tank).



LOUNGE

4.88m x 3.58m (16'0 x 11'9)

Via a glass panelled door. This is a bright double aspect room with window to front overlooking garden and a two further windows to side. The open fire set within a wooden surround provides a very pleasing focal point.



Laminate flooring. Two radiators. TV and telephone points. Coving. Six downlighters.

DINING/FAMILY ROOM

3.19m x 3.00m
(10'6 x 9'10)

French doors to rear garden. Laminate flooring. Radiator. Coving. Four downlighters.

KITCHEN/BREAKFASTING ROOM

3.46m x 2.98m (11'4 x 9'9)

Via a glass panelled door. Window to rear overlooking garden; roller blind. Nicely fitted with modern wall and base units incorporating integrated dishwasher and fridge/freezer. Built-in double oven, hob and extractor hood. Ample work surface areas with tiling above. Co-ordinating breakfast bar. Inset stainless steel sink with mixer tap and drainer. Laminate flooring. Radiator. Coving. Four downlighters. Door to Utility Room.



UTILITY ROOM 2.89m x 1.80m (9'6 x 5'11)

Wall and base units. Space for washing machine and tumble dryer. Ample work surface areas with tiling above. Central heating boiler. Laminate flooring. Radiator. Fluorescent strip light. Extractor. Door to rear garden.

SHOWER ROOM 3.46m x 1.35m (11'4 x 4'5)

White suite comprising WC, wash hand basin and shower cubicle with power shower. Tiling above wash hand basin and within cubicle. Laminate flooring. Radiator. Pendant ceiling light. Extractor.

BEDROOM 4

**3.49m x 2.69m
(11'5 x 8'10)**

Window to front overlooking garden. Fitted wardrobe with wooden sliding doors, shelf and hanging rail. Laminate flooring. Radiator. Pendant ceiling light. TV point.



From the Entrance Hall, an attractive staircase leads to the First Floor. Window to front overlooking garden.

LANDING

Fitted carpet. Radiator. Smoke detector. Two pendant ceiling lights. Hatch to loft. Doors to Three Bedrooms and Bathroom.

BEDROOM 1 3.99m x 3.58m (13'1 x 11'9) at widest

Dormer window to front overlooking garden to countryside beyond; roller blind. Laminate flooring. Radiator. Pendant ceiling light. Doors to Walk-in wardrobe/dressing Room and En-Suite.

WALK-IN WARDROBE/DRESSING ROOM

Providing shelving and hanging space.

EN-SUITE 2.00m x 1.93m (6'7 x 6'4)

Velux window to rear; blind. White suite comprising WC, wash hand basin and shower cubicle with power shower. Tiling within cubicle and above wash hand basin. Karndean flooring. Heated towel rail. Extractor. Pendant ceiling light.

BATHROOM 2.46m x 1.93m (8'1 x 6'4)

Velux window to rear; blind. White suite comprising WC, wash hand basin and bath. Tiling above bath and wash hand basin. Heated towel rail. Laminate flooring. Pendant ceiling light. Extractor.

BEDROOM 2 3.51m x 3.16m (11'8 x 10'4)

Velux window to rear; blind. Laminate flooring. Radiator. Pendant ceiling light. Door to walk-in wardrobe/dressing room.



WALK-IN WARDROBE/DRESSING ROOM

Providing shelving and hanging space.

BEDROOM 3 **3.40m x 2.95m**
(11'2 x 9'8)

Window to front overlooking garden to countryside beyond. Laminate flooring. Radiator. Pendant ceiling light. Door to fitted wardrobe with shelving.

**GARAGE** **5.67m x 2.99m (18'7 x 9'10)**

Up and over door. Power and light. Door and window to rear.

GARDEN

The front garden has been laid to lawn with attractive bordering flower borders. A bricked paved driveway leads to the garage. The enclosed rear garden has been laid to gravel, with an array of trees and attractive flower



beds. The large patio area would make an ideal venue for entertaining/relaxing. Water tap. Outside lights. Oil tank. Rotary dryer. Shed.

HEATING

The property benefits from oil fired central heating.

GLAZING

The subjects are fully double glazed.

EXTRAS

All the fitted floor coverings, blinds, double oven, hob and extractor, fridge/freezer and dishwasher are included in the price.

COUNCIL TAX

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity, water and drainage.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson, Shaw & Gilbert on 01463 253911, the Highland Solicitors Property Centre on 01463 231173 or the seller, evenings and weekends on 01463 811197 for appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 12 HILLPARK BRAE, MUNLOCHY."

ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 236123.

Fax: (01463) 711083

Email: Thenderson@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

