



14 HILLPARK BRAE MUNLOCHY IV8 8PL

NEW FIXED PRICE



Spacious 4 Bedroom Detached Villa with Woodland Outlook

- » ENTRANCE VESTIBULE
- » HALL
- » W.C.
- » LOUNGE
- » KITCHEN / DINING /
FAMILY ROOM
- » UTILITY ROOM
- » STUDY
- » 4 DOUBLE BEDROOMS
(1 EN-SUITE)
- » BATHROOM
- » OIL CENTRAL HEATING
- » DOUBLE GLAZING
- » GARAGE
- » LARGE LANDSCAPED
GARDEN

FIXED PRICE £267,950

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



DESCRIPTION

In excellent order throughout, this spacious detached property is bordered by woodland ensuring a private and pleasant outlook to the rear. The rooms are bright and well proportioned, the lounge appreciating an open fireplace and the kitchen nicely fitted with family and dining area incorporated. All of the bedrooms are good sized doubles with fitted wardrobes and the master also enjoying en-suite facilities. Benefiting from oil central heating and double glazing, this property is set in a large landscaped garden with garage and generous driveway parking. Ideal for a growing family, viewing is highly recommended.

LOCATION

The property is pleasantly situated on the edge of an exclusive development on the outskirts of the popular village of Munlochy, in 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 turning right at the end. Number 14 is on the left hand side.

ENTRANCE VESTIBULE

**1.87m x 1.69m
(6'2" x 5'7")**

Door with opaque glazed panel opens from the front garden to the vestibule. Ceramic floor tiling. Window to the side with Roman blind fitted. Radiator. Pendant ceiling light. Double sliding doors to large cupboard with shelving, coat hooks and housing the electric meter and consumer unit. Glass panelled door to the hall.

HALL

**4.32m x 2.69m & 2.63m x 1.19m
(14'2" x 8'10" & 8'8" x 3'11") at longest & widest**

Carpet. Radiator. Four branch ceiling light and single ceiling spotlight. Smoke detector. Door to cupboard with hanging rail and shelf and door to linen closet with shelf and housing the hot water tank.. Doors to the lounge, kitchen, utility room, 2 bedrooms and w.c.

W.C.

2.41m x 1.14m (7'11" x 3'9")

Fitted with a white w.c. and wash hand basin with tiled splash-back. Wooden flooring. Opaque window to the front with wooden venetian blinds fitted. Radiator. Two branch ceiling spotlights.

LOUNGE 4.53m x 4.32m (14'10" x 14'2")

Set to the front of the property with window overlooking the garden to the front and two windows to the side, all with venetian blinds, curtains, pelmets and tie backs fitted. The open fireplace has a slate inset and hearth and provides a most appealing as well as cosy focal point. Inset ceiling lighting. Two radiators. Carpet. Television aerial and telephone points as well as cabling for satellite. Glass panelled door to the hall.

KITCHEN/ DINING/FAMILY ROOM

**6.46m x 3.20m
(21'2" x 10'6")**

Well fitted with base and wall units incorporating electric double oven, ceramic hob and chimney style extractor hood. Integrated fridge freezer and dishwasher. Vinyl flooring. Stainless steel one and a half bowl sink with drainer. Tiled along work surfaces. Inset ceiling lighting. Wall mounted shelving. Radiator. Cabled for satellite. Windows to side and rear with roman blinds fitted and French doors opening out to the garden. This room has a pleasant private aspect across the garden to woodland where red squirrel can often be spotted. Glass panelled door to the hall.



UTILITY ROOM **3.20m x 1.99m (10'6" x 6'6")**
at longest & widest

Fitted with wall and base units incorporating stainless steel sink with drainer. Vinyl flooring. Radiator. Hotpoint under counter freezer and Whirlpool washing machine included in the sale. Floor mounted heating boiler. Tiled along work surface. Four branch ceiling light. Coat hooks. Door with opaque glazed panel to the rear garden.

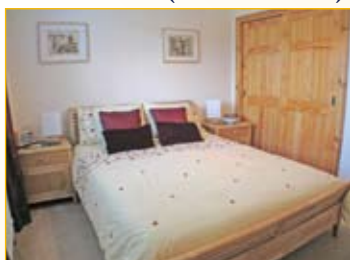
BEDROOM 3 **3.33m x 3.20m (10'11" x 10'6")**

Set to the rear of the property with window overlooking the garden and beyond to woodland; roman blind fitted. Carpet. Pendant ceiling light. Double sliding doors to fitted wardrobe with hanging rail and shelf. Television aerial point. Radiator.



BEDROOM 4 **3.46m x 3.03m (11'4" x 9'11")**

This room is set to the front with window overlooking the garden; venetian blinds fitted. Carpet. Radiator. Pendant ceiling light. Double sliding doors to the fitted wardrobe with hanging rail and shelving.



And on the First Floor

The wooden staircase leads up from the hallway to the carpeted LANDING: Radiator. Two pendant ceiling lights. Smoke detector. Hatch to loft. Doors to two bedrooms, study and the bathroom.

BEDROOM 1 **4.54m x 4.32m (14'11" x 14'2")**
at longest & widest excluding the window recess

This is a spacious bedroom with recessed window to the front looking over the garden; venetian blinds fitted. Carpet. Pendant ceiling light. Radiator. Two television aerial points. Double mirrored sliding doors to the fitted wardrobe with hanging rail and shelf. Door to en-suite.



EN-SUITE SHOWER ROOM
2.32m x 1.92m (7'7" x 6'4")

Fitted with a tiled shower cubicle, w.c. and wash hand basin with tiled splash-back. Wooden flooring. Two branch ceiling light. Velux window with pull down blind. Ladder radiator. Wall mounted mirror with shelf.



BEDROOM 2 **4.32m x 2.87m (14'2" x 9'5")**
widens at entrance & window

This is a nicely proportioned twin room, set to the front with recessed window overlooking the garden; venetian blinds fitted. Television aerial point. Double sliding doors to the fitted wardrobe with hanging rail and shelf. Carpet. Pendant ceiling light. Radiator.



BATHROOM **3.58m x 1.93m (11'9" x 6'4")**

Set to the rear, this is a good sized room fitted with bath, w.c., wash hand basin with tiled splash-back and tiled shower cubicle. Laminate flooring. Velux window with pull down blind. Ladder radiator. Wall mounted mirror.



STUDY 2.55m x 1.79m widens to 2.43m (8'4" x 5'10" – 8'0")

Set to the front of the property with velux window (pull down blind). Carpet. Radiator. Four ceiling mounted spotlight unit. Telephone point.

GARAGE 5.68m x 2.98m (18'8" x 9'9") approx.

Attached to the side of the property with up and over door to the front and window and pedestrian door to the rear. Power and light.

GARDEN

The house is set well back from the road, ensuring a good sized garden laid mainly to grass with planted borders. The loc-block driveway allows generous off-road parking. Gates to either side of the house open to the enclosed rear garden. The garden to the rear is again laid mainly to grass with planted borders. Large decked patio with low wall surround incorporating lighting provides a pleasant and private entertaining area enjoying the outlook towards the surrounding woodland. Rotary clothes dryer. Water tap. Shed. Enclosed area concealing the oil tank with bin store area, coal bunker and log store. To the side of the property is an area laid to gravel with two large vegetable plots.

**HEATING**

The property benefits from oil fired central heating.

GLAZING

The subjects are fully double glazed.

EXTRAS

All the fitted floor coverings, blinds, some curtains, double oven, hob and extractor, integrated fridge/freezer, integrated dishwasher, under counter freezer and washing machine 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 Solicitor's Property Centre on 01463 231173 or the seller direct on 01463 811126 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 14 HILLPARK BRAE, MUNLOCHY."

REF: FK.LFB**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
E-MAIL: lburns@solicitorsinverness.com



YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com

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.

