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**Rhodona  
Dunain  
Inverness**



Detached property located on the outskirts of Inverness and set in mature garden grounds. *Accommodation:* lounge, dining room, conservatory, kitchen/diner, four bedrooms, first floor flexible room, bathroom and a wc. Double glazed windows. Ground floor oil fired central heating. Detached garage. Garden approx. 0.5 of an acre.

**Offers Over £ 315,000**

HSPC Reference: 41427.

**The Property Shop  
47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165  
e-mail: [property@munronoble.com](mailto:property@munronoble.com)





### **PROPERTY**

Lovely detached family home with flexible accommodation spread over two floors. The home was built by the current owner and it is set in established garden grounds. The property provides spacious rooms with the added benefit of a large upstairs room that can be used as an additional bedroom, home office or a teenage pad. This room could even be sub-divided. The lounge has an outlook over the garden and an attractive focal point of an open fire. There is an archway from the lounge providing access through to the dining room. The dining room can also be accessed directly from the kitchen. To the front of the property there is a conservatory which opens onto the patio. The ground floor accommodation has three bedrooms, a modern bathroom and a separate shower. Upstairs there is an additional bedroom plus a bonus room that could be used to suit the individual buyer. The property has oil fired central heating on the ground floor and double glazed windows.

### **GARDENS**

The garden grounds extend around the property and there is a driveway providing ample space for parking and access to the garage. The established garden grounds conclude to the rear of the property an area of lawn boarded by trees and shrubs while the front of the garden has a variety of different beds including herbaceous borders and beds that are plant with summer hedging plants. An added feature of the garden is its privacy and established trees. There are a number of patio areas with the largest being accessed directly from the conservatory. Provides ample room for alfresco dining.



### **LOCATION AND DIRECTIONS**

The property is located on the outskirts of the Highland Capital of Inverness. Proceed out of Inverness on the A82 signposted for Drumnadrochit and Fort William. After leaving Inverness the pass through Torvean Golf Course and turn to the left signposted for the Loch Ness Country House Hotel. Proceed down this road and pass the entrance to the hotel and Rhodona will be evident on the right hand side.

### **GENERAL DESCRIPTION**

The property has two entrances, one to the rear which opens into the rear hallway and in turn through to the kitchen/diner while the front door of the property opens directly into the conservatory.

### CONSERVATORY

Approx 3.24m x 8.98m (10'07" x 29'05")

The conservatory has an outlook over the garden and a door provides access into the hallway.



### REAR HALLWAY

The rear hallway has a window to the side elevation, a storage cupboard housing the water tank and a door providing access to the shower room.

### HALLWAY

The hallway has doors to the lounge, kitchen/diner, three ground floor bedrooms and the bathroom. The stairs rise to provide access to the first floor.

### LOUNGE

Approx 5.48m x 4.45m (17'11" x 14'07")

The lounge has an outlook to the front elevation overlooking the garden and an attractive feature of the room is the open fireplace with built-in storage and a space shelving to each side. There is a radiator, wall light and an archway through to the dining room.

### DINING ROOM

Approx 3.16m x 3.24m (10'04" x 10'07")

The dining room as well as being accessed from the lounge can also be accessed from the kitchen. There is a window to the side elevation and a radiator.



### KITCHEN/DINER

Approx 4.75m x 5.49m (15'07" x 18'00")

The kitchen/diner has windows to the side and rear elevations, there are doors providing access to the inner hallway, the dining room and the rear hallway. The kitchen has been fitted with base and wall-mounted units with worktops and tiled splashback. There is an integral hob with a cooker hood over and a raised electric oven, 1 1/2 bowl sink with mixer tap and drainer and plumbing and space for a washing machine. The kitchen provides ample space for dining.



### SHOWER ROOM

Approx 1.65m x 1.85m (5'05" x 6'00")

The shower room has a window to the rear elevation and comprises a wc, wash hand basin and a shower cubicle. There is a radiator, tiled floor and an extractor fan.

### **BEDROOM 1**

Approx 3.39m x 3.51m (11'01" x 11'06")

Bedroom one has a window to the front elevation into the conservatory, double integral wardrobe and a radiator.



### **BEDROOM 2**

Approx 3.07m x 3.40m (10'00" x 11'01")

Bedroom two has a window to the front elevation into the conservatory, a double integral wardrobe and a radiator.

### **BEDROOM 3**

Approx 3.63m x 3.38m (11'10" x 11'01") Please note these measurements are taken at the widest point.

Bedroom three is located on the ground floor and has a window to the side elevation and a radiator.

### **LANDING**

The landing has fitted bookshelves, clothes pulley and a door providing access to bedroom 4 and to the upstairs bonus room.

### **BEDROOM 4**

Approx 3.94m x 3.72m (12'11" x 12'02")

Bedroom four has a window to the side elevation.

### **BONUS ROOM**

Approx 37.92m x 3.93m (26'00" x 12'11")

The bonus room has a window to the side elevation and provides access to the box room.



### **BOX ROOM**

Approx 2.78m x 1.58m (9'01" x 5'02")

### **BATHROOM**

Approx 2.58m x 2.16m (8'05" x 7'01")

The bathroom is located on the ground floor and comprises of a wc, wash hand basin and a bath with separate shower cubicle. There is tiled floor, wet walling and a window to the rear elevation. The bathroom also has a fitted white storage cupboard.



### **HEATING**

Oil fired central heating on the ground floor of the property.

### **GLAZING**

Double glazed windows.

### **EXTRAS**

The property is to be sold with all carpets and curtains.

### **SERVICES**

Mains water, electricity and drainage.

### **ENTRY**

By mutual agreement.

### **VIEWING**

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

### **HOME REPORT**

A Home Report is available for this property.

### **POSTCODE**

IV3 8JN



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**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.

### **Munro & Noble**

**These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.**