



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



21 UPPER SLACKBUIE, INVERNESS, IV2 6BY

Only by viewing this stunning contemporary detached bungalow can one appreciate the spacious accommodation within and the quality of the fittings and finishings. This 15 month old property was originally designed as a four bedroom house. However, the master bedroom has been opened up to make a superior sized room (this could easily be reversed by adding a partition wall to allow a fourth bedroom). The property benefits from a particularly impressive open plan kitchen/family/dining room, absolutely ideal for entertaining. Unrivalled panoramic views across Inverness to the Moray Firth and Black Isle beyond make this unique property an opportunity not to be missed.

ENTRANCE VESTIBULE, HALL, LOUNGE/DINER, OPEN PLAN KITCHEN/FAMILY/DINING ROOM, UTILITY ROOM, WC, SUN ROOM, FAMILY BATHROOM, 3 DOUBLE BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM), GENEROUS ATTIC SPACE. DRIVEWAY. ATTACHED DOUBLE GARAGE. GARDENS. PANORAMIC VIEWS.

OFFERS OVER £350,000

HSPC REF. NO. 48115

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GARDENS

A large driveway (providing parking space for up to 6 cars) proceeds to the attached double garage.

LOCATION

Upper Slackbuie is a recent addition to the Slackbuie district of Inverness and is conveniently located for local amenities including primary and secondary schooling. A large 24 hour supermarket and petrol station is within easy walking distance. Further amenities can be found at the Inshes Retail Park including a post office, supermarket and varied selection of retail units, together with Raigmore Hospital and the police headquarters. There is a sufficient bus service to and from the city centre further adding to the attraction of this location.

ENTRANCE VESTIBULE

The front door with glazed panels to either side, opens to the tile floored entrance vestibule.

HALLWAY

A fifteen pane glass panelled door opens to the carpeted hall. The hall provides access to the lounge/diner, kitchen/family/dining room, family bathroom and built in storage cupboard.

LOUNGE/DINER

Approx. 5.09m (16'7") x 5.54m (18'2")

The generously proportioned lounge is accessed via a fifteen pan glass paneled door, is floored with carpet and offers ample space for dining. A large window to the rear elevation allows a good degree of natural light and provides outstanding views over the city to the Moray Firth and Black Isle beyond.

KITCHEN/FAMILY/DINING ROOM

***Approx. 7.06m (23'2") x 6.89m (22'6")
measurements taken at widest points***

This very well proportioned room is one which sets this property apart. Offering space for a combination of a dining room, family room and kitchen, make this the perfect gathering point for families and entertaining. Karndean flooring continues through this room which also benefits from windows to the front and rear elevations (windows to the rear enjoying the open outlook). The Ashley Anne fitted kitchen comprises a combination of wall mounted and floor based (soft closing) units with worktop over, eye level Neff double oven with induction hob, integrated eye level Neff microwave, built in Neff fridge/freezer, built in Neff dishwasher and one and a half bowl sink with drainer. An island within the centre of the kitchen acts as a breakfast bar with cupboard space beneath



and power points. This room offers ample space for dining, family room space and provides access to the utility room and sun lounge.

UTILITY ROOM

Approx. 3.94m (12'9") x 2.06m (6'8")

The good sized utility room consists of floor units with worktop and stainless steel sink/drainage above. This room is floored with tiling, has a window to the rear elevation and provides access to the WC, garage, rear garden and partially floored loft via a drop down ladder.

WC

This room comprises a WC, wash hand basin with beneath storage, extractor fan, tiled flooring and a window to the rear elevation.

SUN LOUNGE

Approx. 3.70m (12'1") x 3.48m (11'4")

The tile floored sun lounge is accessed via 15 pane glass panelled double doors. This room provides breathtaking panoramic views across the city towards the Kessock Bridge and Moray Firth to the Black Isle beyond. A number of windows to the side and rear along with French doors to the rear garden provide the sun lounge with a large degree of natural light.

FAMILY BATHROOM

Approx. 2.73m (9'0") x 2.55m (8'4")

The vinyl floored family bathroom is fitted with a WC, wash hand basin with beneath storage, bath with wet wall surround and separate wet walled shower cubicle with mains fed shower over. The bathroom also enjoys a built in cupboard with deep shelving and a window to the side elevation.

BEDROOM 3 / MASTER BEDROOM

Approx. 7.05m (23'1") x 2.94m (9'7")

The master bedroom enjoys a significant amount of room as this space within the house was originally designed for two double bedrooms. An additional bedroom could easily be added by constructing a dividing wall. Presently, this room offers carpeted flooring, a large integral wardrobe with mirrored sliding doors, two windows to the front elevation and gives access to the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite is fitted with a WC, wash hand basin with beneath storage and shower cubicle with glass sliding door, mains shower above and wet wall surround. The en-suite also benefits from an extractor fan, heated towel rail and window to the side elevation.



BEDROOM 1

Approx. 3.61m (11'9") x 2.75m (9'0")

This bedroom enjoys a double integral wardrobe with mirrored sliding doors, carpeted flooring and a window to the side elevation.

BEDROOM 2

Approx. 3.18m (10'5") x 2.94m (9'6")

The second bedroom is also floored with carpet and has an integrated wardrobe with mirrored sliding doors.

HEATING

Gas Central Heating

GLAZING

Double Glazing

GARAGE

Integral Double Garage

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

COUNCIL TAX BAND

G

EXTRAS INCLUDED

All fitted carpets, floor coverings, blinds, window fittings, light fixtures, integrated fridge/freezer, integrated dishwasher, microwave, oven and hob.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200

DIRECTIONS

From the Inshes Roundabout, take the exit for Sir Walter Scott Drive B8082 signposted Hilton. Continue through three roundabouts and at the fourth roundabout, take the second exit onto Morningfield Road. Continue up the hill then take the first left onto Slackbuie Way. Continue along Slackbuie Way until you find a street sign on the right for Upper Slackbuie. Number 21 is the fourth on the left.

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.