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**47 STRATHERRICK GARDENS
LOCHARDIL
INVERNESS**

CLOSING DATE WEDNESDAY 9TH OCTOBER AT 12 NOON



Located in the popular established Lochardil district of Inverness, this four bedroom detached villa with an attached single garage is fully double glazed, has gas central heating and has been extended in the way of a sunroom. The property has gardens to both front and rear elevations and has off street parking. Accommodation: Entrance hall, lounge, kitchen/ breakfast room, utility room, dining room, sun room, a WC, landing, bathroom and four bedrooms (Master with en-suite shower room.)

OFFERS OVER £235,000

HSPC Reference: 48180

The Property Shop

47 Church Street, Inverness

Telephone: 01463 225533 Fax: 01463 225165

e-mail: property@munronoble.com



PROPERTY

47 Stratherrick Gardens is a four bedroom detached villa that is fully double glazed and has gas radiator central heating. The property has gardens to both front and rear elevations, a driveway which provides space for off street parking and which in turn leads to the integral single garage. Well proportioned accommodation which is spread over two floors, with the ground floor accommodation consisting of an entrance hall, a lounge with feature windows through to the dining room, kitchen/ breakfast room, a sun room that is accessed via the dining room, utility room and a WC. On the first floor of the property can be found a family bathroom and four bedrooms (master having an en-suite shower room.) Both the en-suite shower room and the family bathroom have been recently fitted by the current owner. This property would suit anybody looking for a family sized property within the Lochardil district of Inverness and viewing this property is highly recommended to appreciate the accommodation on offer.

LOCATION

Lochardil district is an established area of Inverness and local amenities include Lochardil Hotel, a general store and a hairdresser. Lochardil Primary and Inverness Royal Academy can both be found nearby. A bus runs into Inverness city centre where a wider range of amenities and services can be found. The bus service runs from the area to Inverness airport.

GARDENS

47 Stratherrick Gardens has gardens to both front and rear elevations, the front garden being mainly laid to grass having a flowerbed and a tarmac driveway which gives access to the attached single garage. The rear garden is south facing, is fully enclosed by wooden fencing and is mainly laid to grass having a number of flowerbeds and two areas laid to patio.

GENERAL DESCRIPTION

The main door of the property opens onto the entrance hall.

ENTRANCE HALLWAY

The carpeted entrance hall has a radiator, a door that gives access to a WC, a fifteen pane glass panel door that gives access to the lounge. A further fifteen pane glass panel door gives access to the kitchen/ breakfast room. The carpeted stairs rise from the hall and give access to the first floor of the property and there is an under stair storage cupboard.

UTILITY ROOM

Approx 1.48mx1.67m

The utility room has laminate flooring and has wall and base mounted units with worktops. There is a stainless steel sink drainer with mixer tap, plumbing for a washing machine, a door that gives access to the rear garden and a door that gives access to the integral garage.



KITCHEN/BREAKFAST ROOM

Approx 2.97mx4.03m

The kitchen/ breakfast room has been fitted with wood effect laminate flooring, comprises base mounted units with worktops and complimentary splashback tiling. There is some open shelving and a breakfast bar. The kitchen has space for an under counter fridge, plumbing for a dishwasher and there is a stainless steel sink drainer with mixer tap, integral electric oven and a gas hob and extractor fan. From the kitchen there is an archway through to the utility room and a door through to the dining room. The kitchen has a radiator and has two double glazed windows to the rear elevation.



LOUNGE

Approx 3.89mx3.77m

The carpeted lounge has two radiators and has a double glazed bay window to the front elevation. A feature of the lounge is the fire place and a further feature being the three windows through to the dining room.



GARAGE

Approx 3.88mx5.55m

The garage has an up and over door and has power and light.

DINING ROOM

Approx 2.67mx3.29m

The dining room has wood effect laminate flooring, a radiator and an arch through to the sunroom. There is also built in shelving the entire length of one wall.



SUNROOM

Approx 2.87mx3.61m

The sunroom has a continuation of the wood effect laminate flooring from the dining room, has a

radiator and has three double glazed windows to the rear elevation, two double glazed windows to the side elevation and three velux windows also to the rear elevation. The sunroom is South facing and takes in the views of the rear garden.



WC

Approx
1.55mx0.93m

The WC is located off the entrance hall, has tile effect laminate flooring and comprises a WC and a wash hand basin with complimentary splashback tiling.

LANDING

Carpeted stairs rise from the entrance hall to give access to the carpeted landing which has loft access and doors that give access to the four bedrooms, family bathroom and an airing

cupboard. A ladder leads up to the partially floored loft.

BEDROOM ONE

Approx 4.14mx2.91m

The master bedroom is carpeted, has a radiator and a double glazed window to the front elevation. This room has a double fitted wardrobe and a door that gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Approx
1.68mx2.89m

The carpeted en-suite shower room comprises a WC, a wash hand basin with complimentary splashback tiling and a tiled shower cubicle. There is an extractor fan, a towel radiator and a double glazed window to rear elevation.



BEDROOM TWO

Approx 2.92mx3.81m

Bedroom two is carpeted, has a radiator and a double glazed window to the front elevation.

BEDROOM THREE

Approx 2.68mx3.61m

Bedroom three is carpeted, has a radiator and a double glazed window to the rear elevation.

BEDROOM FOUR

Approx 2.85mx1.97m

The fourth bedroom is currently being used as a study, is carpeted, has a radiator and a double glazed window to front elevation. This room has a door that gives access to a fitted wardrobe.

BATHROOM

Approx 3.29mx1.68m

The bathroom is carpeted, has a radiator and a



double glazed window to rear elevation. This room comprises a WC, a wash hand basin and a bath with shower over. There is complementary splashback tiling and an extractor fan.

SERVICES

Mains water, electricity, gas and drainage.

GLAZING

Double glazed windows

throughout.

HEATING

Gas radiator central heating

ENTRY

By mutual agreement.

VIEWING

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

EXTRAS

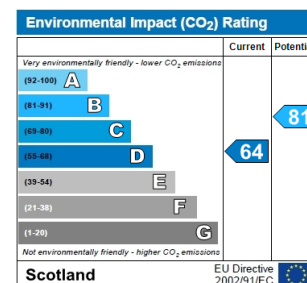
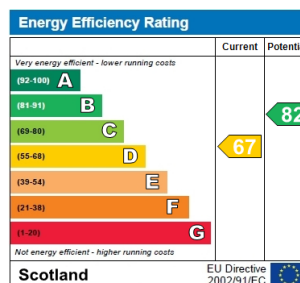
The property is to be sold with all carpets, fitted floor coverings and blinds on the ground floor.

HOME REPORT

A Home Report is available for this property.

POSTCODE

IV2 4LX



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.

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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 rely on the grounds of an alleged mis-statement herein or in any advertisement.