

6 Hillpark Brae, Munlochy

IV8 8PL

Offers Over £340,000





Overview

- Spacious 4 bedroom detached villa in move in condition
- Located in the popular village of Munloch on the Black Isle
- Lounge, kitchen, dining room, utility, guest bedroom, shower room
- 3 double bedrooms, principal ensuite, family bathroom
- Large private enclosed garden, garage, drive for 4 cars
- EPC Band C



Description

Fantastic opportunity to purchase a spacious detached villa located in the popular village of Munloch, on the Black Isle. This accommodation would suit a family or a couple alike, looking for a quality family home in a quiet, peaceful location, yet with easy access to the A9, Inverness and Dingwall. The property consists of a cosy lounge featuring a woodburning stove complete with wooden mantel and slate hearth. The modern kitchen offers an integrated dishwasher and a free standing electric cooker. There is space for a fridge/freezer and access to the utility room which has a stainless steel sink and space for a washing machine and tumble dryer. The dining room is currently utilised as a family room and enjoys ample natural light due to the French doors leading to the rear garden, there is ample space to accommodate a table and 6 chairs, A guest bedroom, with integrated wardrobes and shower room completes the accommodation on the ground floor. The principal bedroom boasts a walk-in wardrobe and ensuite shower room. There are two further bedrooms, which share a large jack and jill cupboard providing great storage, and the family bathroom. There is double glazing and oil fired central heating throughout. Outside there is plenty of parking with a large driveway for up to 4 cars and a garage. The spacious gardens are mainly laid to lawn and surrounded by mature hedging and fencing, creating a private and peaceful outdoor space. The generous size of this property, coupled with the gardens and location make it a superb choice for the discerning buyer looking for a semi-rural property - within easy commuting distance.



Room Dimensions

Lounge	(16' 1" x 12' 1") or (4.90m x 3.69m)
Kitchen / Diner	(11' 6" x 9' 10") or (3.50m x 2.99m)
Utility Room	(9' 7" x 5' 10") or (2.92m x 1.78m)
Sun Room	(10' 7" x 9' 10") or (3.22m x 3.00m)
Bedroom 4 (downstairs)	(11' 6" x 8' 10") or (3.50m x 2.70m)
Shower Room	(11' 7" x 4' 7") or (3.52m x 1.39m)
Principal Bedroom	(12' 1" x 13' 1") or (3.69m x 4.0m)
Principal Bedroom En Suite	(6' 4" x 6' 6") or (1.94m x 1.98m)
Bathroom	(6' 4" x 8' 1") or (1.93m x 2.47m)
Bedroom 2	(11' 1" x 9' 10") or (3.39m x 3.00m)
Bedroom 3	(10' 6" x 11' 7") or (3.19m x 3.52m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated dishwasher and free standing oven. Curtain poles and window blinds. The fridge/freezer, washing machine and tumble dryer, along with the furniture, are available by separate negotiation.

Services

Mains electricity, water and drainage. Oil tank. Telephone and broadband.

Tenure

Freehold

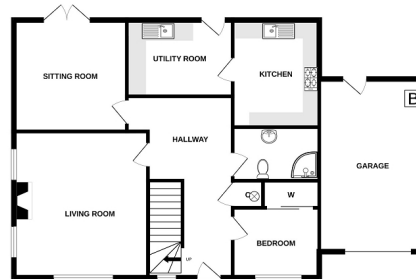
Council tax

Band F

Viewing

To arrange a viewing please contact Katherine on 07808292045 or 01463 223 218

GROUND FLOOR
103.1 sq.m. (1110 sq.ft.) approx.



1ST FLOOR
67.7 sq.m. (729 sq.ft.) approx.



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