

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Dishwasher, fridge-freezer, hot tub, summer house and garden shed.

Heating

Gas radiator central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

G

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

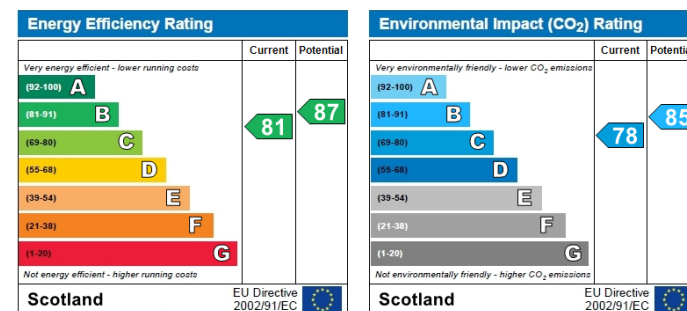
Entry

By mutual agreement.

Home Report

Home Report Valuation - £385,000

A full Home Report is available via Munro & Noble
- property@munronoble.com.



40 Slackbuie Way

Inverness

IV2 6AT

A luxurious five bedroom detached villa with detached double garage, located in Slackbuie that is fully double glazed, has gas central heating, a summer house, a hot tub and gardens.

OFFERS OVER £385,000

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Kitchen/Diner



Kitchen/Diner



Kitchen/Diner



Bedroom Three



Bathroom







Property Description

Built by Tulloch to their Ogilvie design in 2011, this impressive five bedroom detached villa is located in the exclusive Slackbuie area of the city boasts views towards the Moray Firth and Ben Wyvis beyond. Finished to an exacting standard, the property offers modern and spacious accommodation that is in walk-in condition and spread over two floors. The property benefits from gas radiator central heating, double glazing, a security alarm system and has ample storage provisions. The ground floor accommodation comprises a bright and airy entrance hall, a W/C, a stylish formal lounge with feature gas fire providing a focal point and French doors which open onto the rear garden, a cosy family room and a fifth bedroom (currently utilised as a games room) The well-appointed open plan kitchen/dining room provides ample space for both formal and informal dining and is a double aspect room having windows to the rear and patio doors to the side elevation. It is fitted with contemporary Ashley Ann wall and base mounted units and has a 1 ½ stainless steel sink with mixer tap and drainer, a five ring gas hob with hood over and a double oven, and integrated goods include a dishwasher and fridge-freezer. From here there is a door to the utility room which has wall and base mounted units, plumbing for a washing machine and a further door to the rear garden. From the entrance hall, stairs rise to the first floor accommodation where an attractive gallery landing can be found, as well as four further bedrooms (two of which have fitted storage facilities) and the family bathroom. The master bedroom is generous in size and boasts a walk-in wardrobe and a sizeable en-suite shower room. The family bathroom and en-suite are both modern with the bathroom having a W/C, a vanity wash hand basin, a bathtub and a tiled shower enclosure, and the en-suite, a tiled shower cubicle with main shower, a W/C and a vanity wash hand basin. Externally, the pleasant front garden is laid to lawn with a gravel border and decorative flowers with two side elevations providing access to the rear garden. There is a large lock-block paved driveway which provides ample off-street parking for a number of vehicles, and in turn leads to the detached double garage which has electricity, lighting and an electric door. The substantial rear garden is laid to lawn, is fully enclosed by wooden fencing and is not overlooked as it backs onto grassland. There is a generous paved patio area, positioned perfectly to enjoy the sunshine and ideal for alfresco dining and two areas of decking which boast a hot tub and a summer house. This property would make an ideal family home and early viewing is highly recommended. Slackbuie Way is located near to the Southern Distributor Road and offers easy access onto the A9. Raigmore Hospital is situated approximately one mile away, along with other major employers including the Police Headquarters and Lifescan Scotland. Asda supermarket is located nearby and a chemist can be found on Balloan Road, along with a hairdresser and a beautician. Inshes Retail Park is also approximately one mile away, where a number of major retailers can be found including a 24 hour Tesco supermarket and petrol station. Primary and Secondary schooling are available nearby.



Rooms & Dimensions

Entrance Hall
 WC
Approx 1.29m x 2.08m

Formal Lounge
Approx 6.87m x 3.77m

Kitchen/Diner
Approx 6.46m x 4.34m

Utility Room
Approx 2.42m x 1.80m

Family Room
Approx 4.19m x 3.84m

Games Room/Bedroom Five
Approx 3.09m x 2.80m

Landing

Bedroom One
*Approx 5.05m x 4.21m (AWP)**

En-Suite Shower Room
Approx 2.09m x 2.12m

Bathroom
Approx 2.01m x 2.98m

Bedroom Two
Approx 2.00m x 3.43m (AWP)

Bedroom Three
Approx 3.76m x 2.92m

Bedroom Four
Approx 3.77m x 3.85m

*(At Widest Points)

