



Innes & Mackay

## Glendale, Littleburn Road, Munlochy, IV8 8NN

- RARELY AVAILABLE FOUR BEDROOM FAMILY HOME
- LOCATED IN THE SOUGHT-AFTER VILLAGE OF MUNLOCHY
- LOVELY VIEWS TOWARDS THE MORAY FIRTH
- PEACEFUL AND IDYLIC SETTING
- ANNEXE POTENTIAL
- ATTACHED DOUBLE GARAGE

**Offers Over  
£375,000**





## PROPERTY DESCRIPTION

Viewing comes highly recommended for this rarely available four bedroom family home set on an elevated position, with lovely views towards the Moray Firth and beyond. Glendale, which is set in approximately half an acre of garden ground, represents a fantastic and spacious family home comprising of four double bedrooms, kitchen/dining, lounge, family room, utility room, shower room and bathroom. An added appeal of this delightful home is the potential to convert part of the property into a one bedroom self-contained annexe.

## LOCATION

The sought after village of Munlochy offers a good range of local amenities, including a shop/mini market, hotel with bar and restaurant. Primary schooling is available at Munlochy Primary, located within walking distance, with secondary at nearby Fortrose Academy. Inverness is located a short distance away, with regular bus service to the city.

## GARDEN

The front garden is primarily laid to lawn, with an array of plants, shrubs and trees all adding to the external appeal of this property. A gravel driveway leads to the double garage, offering ample parking, with gravel pathway leading to the front door. The garden to the sides and rear are predominately laid to lawn, with an area of mature trees to

the rear leading to a burn.

## LOUNGE

4.84 x 4.17 (15'10" x 13'8")

A glazed door opens into the well-proportioned lounge, with large window allowing a good degree of natural light. This comfortable room enjoys views across to the Moray Firth and beyond and benefits from an open fireplace with stone hearth and surround. Carpet completes this room with access leading to the inner hall.

## KITCHEN/DINER

5.39 x 2.92 (17'8" x 9'6")

The kitchen is fitted with wall mounted and floor based units with worktop, stainless steel sink with drainer, ceramic hob with extractor hood, integrated double oven, dishwasher, and freestanding fridge and freezer. There is ample space for dining furniture. There are windows to the front elevation enjoying the views.

## REAR HALLWAY

The rear hallway provides access to the ground floor bedroom, shower room, utility room and family room. This area of the property could be converted into a granny annexe, which it was once originally used for.

## GROUND FLOOR BEDROOM

3.34 x 2.96 (10'11" x 9'8")

This double room is located to the front elevation and laid



with carpet.

## SHOWER ROOM

1.94 x 1.81 (6'4" x 5'11")

The shower room is furnished with a WC, wash hand basin and shower cubicle housing electric shower.

Window to the rear, tiled flooring and extractor fan complete this room.

## UTILITY ROOM

2.44 x 1.81 (8'0" x 5'11")

The utility room is fitted with attractive wall mounted and floor based units with worktop, Belfast sink located below the window to the rear, washing machine and tumble dryer. Tiled flooring.

## FAMILY ROOM

4.90 x 3.80 (16'0" x 12'5")

The family room is a comfortable room, benefiting from dual aspect windows and an electric fire. Located off the family room is the rear vestibule providing access to the rear garden. Carpet completes this room.

## FIRST FLOOR LANDING

Carpeted stairs lead from the inner hall up to the first floor landing, from which access is gained to the three bedrooms, bathroom and storage cupboard. A hatch opens into the loft space.

## MASTER BEDROOM

4.73 x 3.40 (15'6" x 11'1")

The master bedroom, laid with carpet, is a large double room with window to the rear elevation. Views can be enjoyed from here across woodland.

## BEDROOM 2

3.10 x 2.93 (10'2" x 9'7")

The second bedroom, located to the front elevation, is also a double room laid with carpet. A large velux window provides a good degree of natural light.

## BEDROOM 3

2.93 x 2.77 (9'7" x 9'1")

Bedroom three is laid with carpet and has a window to the side elevation.

## BATHROOM

2.07 x 1.95 (6'9" x 6'4")

The bathroom is furnished with a WC, wash hand basin, bath with electric shower over and screen to the side. Velux window to the rear, extractor fan and tiled flooring complete this room.

## HEATING

Newly installed air source heating.

## GLAZING

Double glazing.





## PARKING

Ample off-street driveway parking. Double garage.

## COUNCIL TAX BAND - F

## EPC BAND - C

## SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points. Solar panels.

## EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures and integrated appliances.

## VIEWING ARRANGEMENTS

Viewing through Innes and Mackay (01463) 251200.











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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