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Services

Mains water, electricity and drainage is to a septic tank.

Extras

All carpets and fitted floor coverings. Curtains, dishwasher, washing machine, and fridge-freezer. Greenhouse, kennel and log store.

Heating

Oil fired central heating.

Glazing

Double glazing.

Council Tax Band

G

Viewing

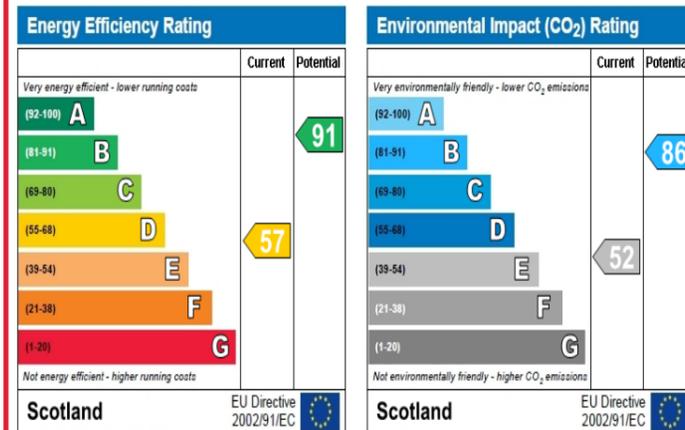
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report Valuation - £350,000

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



**Woodside,
Kilmuir, North Kessock
IVI 3XG**

This four bedroom detached dwelling with garage has panoramic views towards the Moray Firth, surrounding garden grounds and is fully double glazed.

hspc OFFERS OVER £350,000

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



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.

Lounge



Kitchen



Bedroom Three



Bedroom Four



View



Property Description

Situated in an attractive rural position in the village of Kilmuir and occupying a plot extending to approximately 1.1 acres, Woodside enjoys fantastic views towards the Moray Firth and surrounding countryside. It is fully double glazed, has oil fired central heating, and boasts well-proportioned accommodation which is spread over two floors. The ground floor accommodation consists of an entrance vestibule, an entrance hall, a double aspect dining room, a spacious lounge with feature multi-fuel burning stove, a bedroom/study, and a kitchen, off which lies a WC. The well-appointed kitchen comprises wall and base mounted units with worktops, splashback tiling, a sink bowl with drainer and mixer tap and a breakfast bar. Integrated goods include an induction hob with hood over, a double oven and a dishwasher. On the first floor can be found a landing with ample storage provisions, three bedrooms, two having fitted storage facilities, and the family bathroom which has a WC, a wash hand basin and a bath with electric shower over. Externally, the garden grounds are split over three levels, with the boundaries being formed by wire fences, hedges and mature trees. Within the grounds can be found a pleasant courtyard, a greenhouse and drying area, a kennel run, a log store and a gravel patio area which is positioned perfectly to enjoy the views. A driveway leads to the front garden which boasts ample off-road parking for a number of vehicles and in turn leads to the detached single garage. Viewing is highly recommended to fully appreciate all the property has to offer. Local amenities can be found in North Kessock which include a shop/Post Office, dentist and a doctors surgery and is approximately 5 miles from Inverness. A more comprehensive range of amenities can be found here including High Street shops, hotels, restaurants, supermarkets and both bus and train stations.

Bathroom



Rooms & Dimensions

- Entrance Vestibule**
Approx. 1.70m x 1.27m
- Entrance Hall**
- Dining Room**
Approx. 3.01m x 3.97m
- Kitchen**
Approx. 4.30m x 4.12m
- Rear Hall**
- WC**
Approx. 1.43m x 1.37m
- Lounge**
Approx. 7.29m x 4.35m (At widest point)
- Bedroom One/Study**
Approx. 3.96m x 2.86m
- Landing**
- Bedroom Two**
Approx. 3.18m x 3.75m
- Bathroom**
Approx. 2.06m x 3.09m
- Bedroom Three**
Approx. 3.52m x 3.14m
- Bedroom Four**
Approx. 5.16m x 2.85

Drying Area



Front/Garage



Dining Room



Courtyard