



Illustration For Identification Purposes Only. Not To Scale (ID698765 / Ref:75524)

Services

Mains water and electricity, drainage is to a septic tank. The property is also serviced by a number of photovoltaic and solar panels on the rear roof elevation which provide additional income.

Extras

All carpets, fitted floor coverings, curtains, blinds, American fridge-freezer, washing machine, tumble dryer, two garden sheds and a greenhouse. Some items of furniture may be available under separate negotiation.

Heating

Ground source heating. The property benefits from a domestic renewal heat incentive. Information is available upon request.

Glazing

Triple-glazed windows throughout.

Council Tax Band

F

Viewing

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

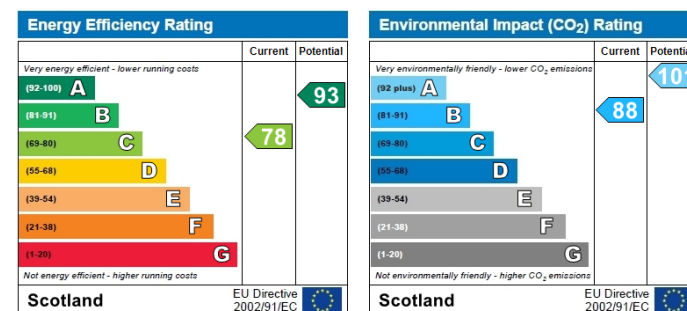
Entry

By mutual agreement.

Home Report

Home Report Valuation - £350,000

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



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.



Marchdyke

29 Camault Muir, Kiltarlity IV4 7HW

An impressive five bedroom detached villa with attached garage located in the popular village of Kiltarlity.

hspc OFFERS OVER £345,000
HSPC Reference: 58304

The Property Shop, 47 Church Street,
Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Lounge



Entrance Vestibule



Hall



Open Plan Kitchen/Dining Room



Open Plan Kitchen/Dining Room



Sun Lounge



Bedroom One



En-Suite Shower Room



Bedroom Two



Landing/Study





Property Description

Marchdyke is a well proportioned five bedroom detached property situated within walking distance of the village amenities which include, a village hall, a primary school and a general store, yet still enjoys a semi-rural location and views over the surrounding countryside. The ground floor accommodation consists of an entrance vestibule, an entrance hall, a double aspect lounge with a multifuel stove, an open plan kitchen/dining room with sun-lounge off, which all boast solid wood flooring. There is a utility room, a sizeable larder, two bedrooms, with the master having a walk-in wardrobe and an en-suite shower room, while the second bedroom has a fitted double wardrobe and a further shower room within the rear hall. On the first floor can be found three bedrooms all with fitted storage facilities, an airing cupboard, the family bathroom and a large gallery landing/study area. The kitchen has glossy wall and base mounted units and worktops, splashbacks, a breakfast bar, a sink with drainer and mixer tap and integral Bosch goods included in the sale price consist of a induction hob with hood over, a double oven and a dishwasher. All bath/shower rooms comprise a WC, sink and shower cubicle, with the family bathroom having a stylish corner bath. The property is fully tripled glazed, has ground source heating, loft storage and the master bedroom and sun-lounge benefit from underfloor heating. Externally there are generous gardens to the front and rear, with the front being laid to gravel and providing ample space for off-street parking that leads to the attached garage. The rear garden is mainly laid to lawn, has a wood store, a patio area, a number of shrubs and is full enclosed. Only by viewing can one fully appreciate this ideal family home.



Rooms & Dimensions	
Entrance Vestibule	1.52m X 1.34m
Entrance Hall	
Lounge	4.99m X 4.99m
Open Plan Kitchen/Dining Room	6.09m X 3.91m
Sun Lounge	4.60m X 3.18m
Utility Room	2.23m X 1.94m
Bedroom One	3.76m X 5.80m – AWP*
En-Suite Shower Room	2.20m X 1.46m
Bedroom Two	2.93m X 3.87m
Downstairs Shower Room	1.98m X 2.72m
Landing/Study	9.41m X 4.20m
Family Bathroom	2.48m X 2.54m
Bedroom Three	5.02m X 2.55m – AWP
Bedroom Four	2.56m X 5.06m – AWP
Bedroom Five	4.72m X 2.87m – AWP
Garage	5.77m X 5.83m
*(At widest points)	

