



**Harper
Macleod LLP**
Estate Agents & Solicitors

20 Ruighard Place, Inverness IV3 8DZ

Offers over £400,000



20 Ruighard Place

Inverness, IV3 8DZ

Fabulous 5 bedroom detached family home, with detached double garage, situated within an exclusive development in the Wester Craigs area of Inverness, built by Robertson Homes in 2019 to their Savannah design and benefits from the remainder of the NHBC Insurance Cover. The home offers generous living accommodation and has an abundance of natural light. There is a garden room off the kitchen/dining room overlooking the rear garden. The home has superior fixtures and fittings throughout and has been tastefully decorated in neutral tones.



Hallway

15'5" x 6'9" (4.72 x 2.08)

Lounge

19'1" x 12'4" (5.83 x 3.76)

Study/Bedroom 5

10'0" x 9'4" (3.07 x 2.85)

Cloak room

6'0" x 4'9" (1.84 x 1.47)

Kitchen/dining room

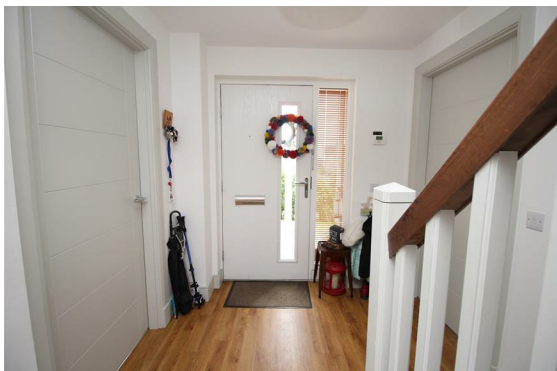
29'8" x 10'1" (9.05 x 3.08)

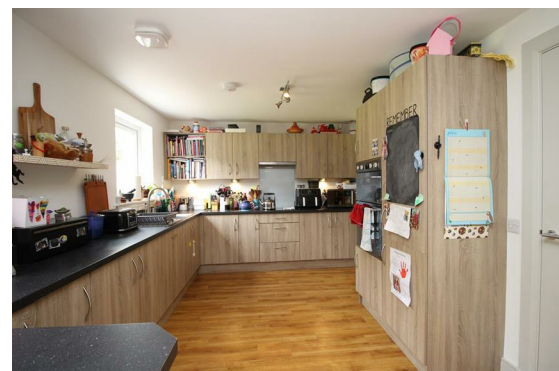
Garden Room

13'0" x 11'10" (3.98 x 3.63)

Utility room

8'9" x 4'5" (2.69 x 1.35)





First floor hallway
12'6" x 3'8" (3.82 x 1.14)

Principal bedroom
12'4" x 19'1" (3.78 x 5.84)

En-suite shower room
5'4" x 4'6" (1.64 x 1.38)

Bedroom 2
7'11" x 10'2" (2.43 x 3.10)

Bathroom
7'3" x 6'0" (2.22 x 1.83)

Bedroom 3
8'4" x 11'1" (2.56 x 3.40)

En-suite shower room
4'2" x 5'6" (1.29 x 1.70)

Bedroom 4
13'0" x 13'6" (at widest) (3.98 x 4.13 (at widest))

Double garage
16'7" x 18'9" (5.08 x 5.72)

Outside

Extras

Heating and glazing

Services - Mains gas, electricity, water and drain

EPC B

Council Tax F

Viewings



The accommodation comprises on the ground floor a spacious entrance hallway, lounge, study/bedroom 5, cloak room, open plan kitchen/dining/garden room and utility room. French doors off the garden room open onto a large patio area, ideal for outdoor entertaining.

On the first floor there are four bedrooms (two en-suite) and a family bathroom.

This is an excellent location for enjoying the great outdoors with lots of beautiful walks and Dunain Community Woodland duck pond nearby.

Primary School pupils attend Kinmylies Primary School and Secondary School pupils attend Charleston Academy. Local amenities include a Spar shop, pharmacy and Medical Practice. A bus service runs to and from the city centre where an extensive range of retail, leisure and business facilities can be found.

Inverness has excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended to appreciate the accommodation and location.

Accommodation:

Hallway 4.72m x 2.08m (15'5" x 6'9")

Entrance door with side glazed panel opening into the hallway. Doors to lounge, study, cloak room and kitchen/dining room. Understairs storage cupboard. Smoke alarm. Karndean flooring.

Lounge 5.83m x 3.76m (19'1" x 12'4")

Window to front. T.V. point. Smoke alarm. Carpet.

Study/Bedroom 5 3.01m x 2.85m (9'10" x 9'4")

Double aspect to front and side. Carpet.

Cloak room 1.84m x 1.47m (6' x 4'9")

White WC and wash hand basin with tiled splashback. Extractor. Karndean flooring.

Kitchen/dining room 9.05m x 3.08m (29'8" x 10'1")

Windows to rear. Wall and base units with worktop, under unit lights and splashback. 1 ½ half bowl sink. Integrated Smeg induction hob, extractor, double electric oven, fridge/freezer and dishwasher. Karndean flooring.

Garden Room 3.98m x 3.63m (13'1" x 11'11")

Window and patio doors to rear. Pitched ceiling. Smoke alarm. Karndean flooring.

Utility room 2.69m x 1.35m (8'10" x 4'5")

Door to rear. Fitted storage cupboard, base unit and storage unit. Stainless steel sink with left hand drainer. Vaillant central heating boiler. Karndean flooring.

First floor hallway 3.82m x 1.14m (12'6" x 3'9")

Doors to four bedrooms and bathroom. Hatch to roof space. Cupboard housing water tank. Smoke alarm. Carpet.

Principal bedroom 3.78m x 5.84m (12'5" x 19'2")

Window to front. Double fitted wardrobe. Carpet.

En-suite shower room 1.64m x 1.38m (5'4" x 4'6")

Window to front. White WC and wash hand basin set in vanity unit. Recessed mains shower cubicle with tiling and spotlight. Extractor. Karndean flooring.

Bedroom 2 2.43m x 3.10m (7'11" x 10'2")

Window to rear. Carpet.

Bathroom 2.22m x 1.83m (7'3" x 6')

Window to rear. White WC and wash hand basin. Bath with mains shower head. Tiling. Extractor. Karndean flooring.

Bedroom 3 2.56m x 3.40m (8'4" x 11'2")

Window to rear. Double fitted wardrobe. Carpet.

En-suite shower room 1.29m x 1.70m (4'3" x 5'7")

Window to side. White WC and wash hand basin set in vanity unit. Recessed shower cubicle with mains shower and tiling. Spotlight. Extractor. Karndean flooring.

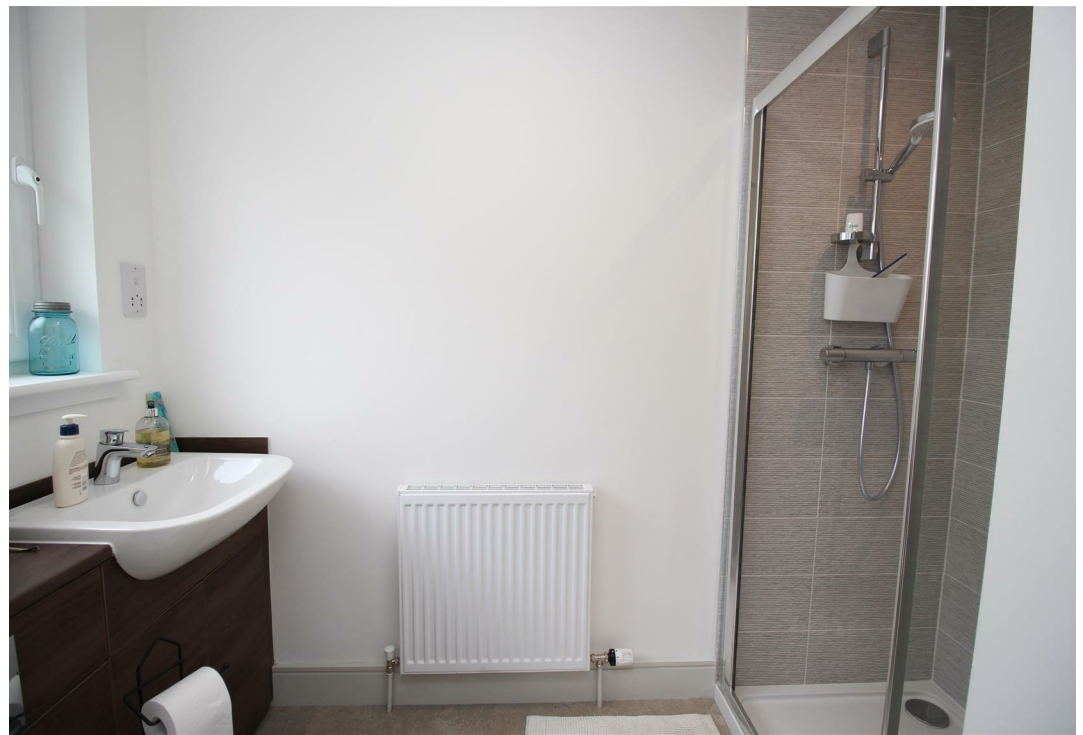
Bedroom 4 3.98m x 4.13m (13' x 13'6") at widest point

Window to front. Carpet.

Outside

Double Garage 5.08m x 5.72m (16'8" x 18'9")

Up and over door. Power and light.





Garden ground

The front garden is mainly laid to lawn with a block paved driveway leading up to the garage providing off street parking.

The enclosed rear garden is mainly laid to lawn with a large patio area.

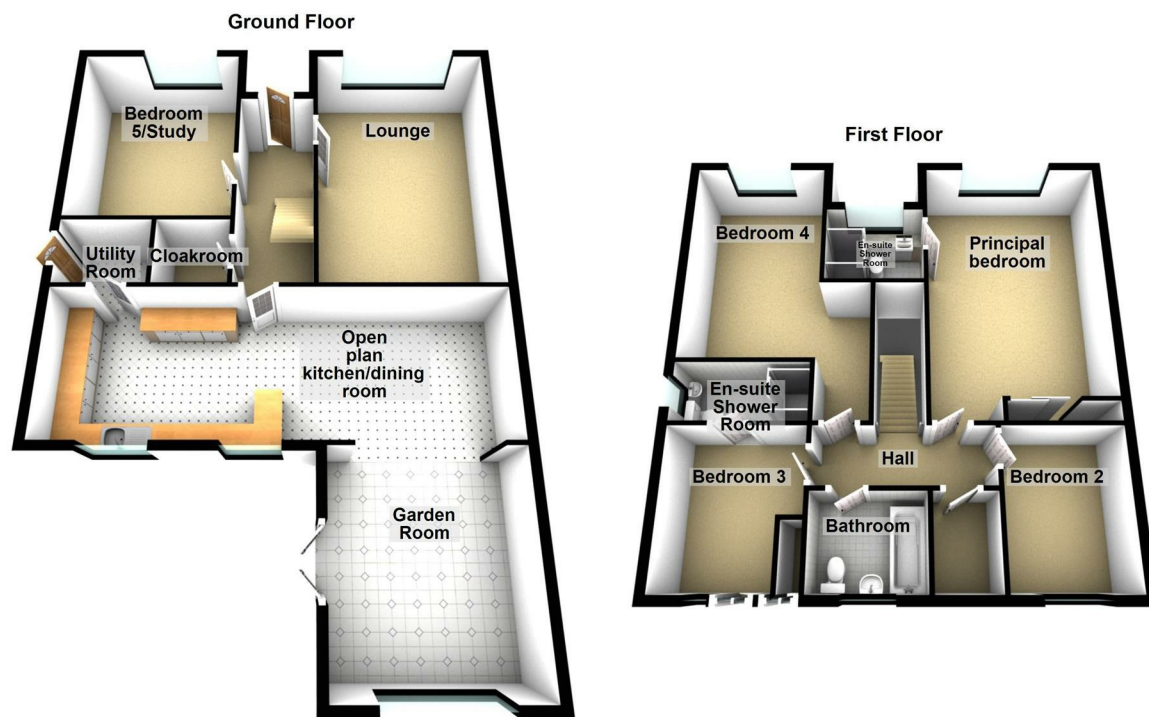
Extras

All fitted floor coverings, black out blinds and integrated appliances are included in the sale price.

Items of furniture are available to purchase under separate negotiation.

Heating and glazing

Gas central heating and double glazing.



Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

