



**Thorntons**  
The right way to move

18 Ruighard Place, Inverness,  
Highland IV3 8DZ





## Summary

Immaculate detached villa in the exclusive Ruighard Place at the Great Glen development in Inverness, built by Robertson Homes in the highly sought-after Ivory Garden Room design. Presented in walk-in condition the home offers a stylish contemporary interior with a neutral palette, high-quality finishes and a well-planned layout ideal for modern family living. Highlights include a bright lounge, an impressive open-plan kitchen/dining area with cathedral-roofed garden room, a modern fitted kitchen with premium Smeg appliances, utility room and WC, four generous double bedrooms, a principal suite with en-suite and fitted wardrobes, and excellent storage throughout. Outside, the fully enclosed south-west facing garden enjoys patio and decked areas with a peaceful woodland backdrop, while a block-paved driveway provides parking for two cars and access to the integral garage.

## Features

- 4 bedroom Detached Family Home
- Immaculately presented throughout
- Desirable modern development
- Lounge, kitchen/diner, garden room, utility, WC, principle ensuite, Jack & Jill shower room and bathroom
- Private garden, integral garage with drive for 2 cars
- EPC Band B
- Council Tax Band F
- Floor area: 155m<sup>2</sup>
- Annual factoring: approx. £240

## Room Measurements

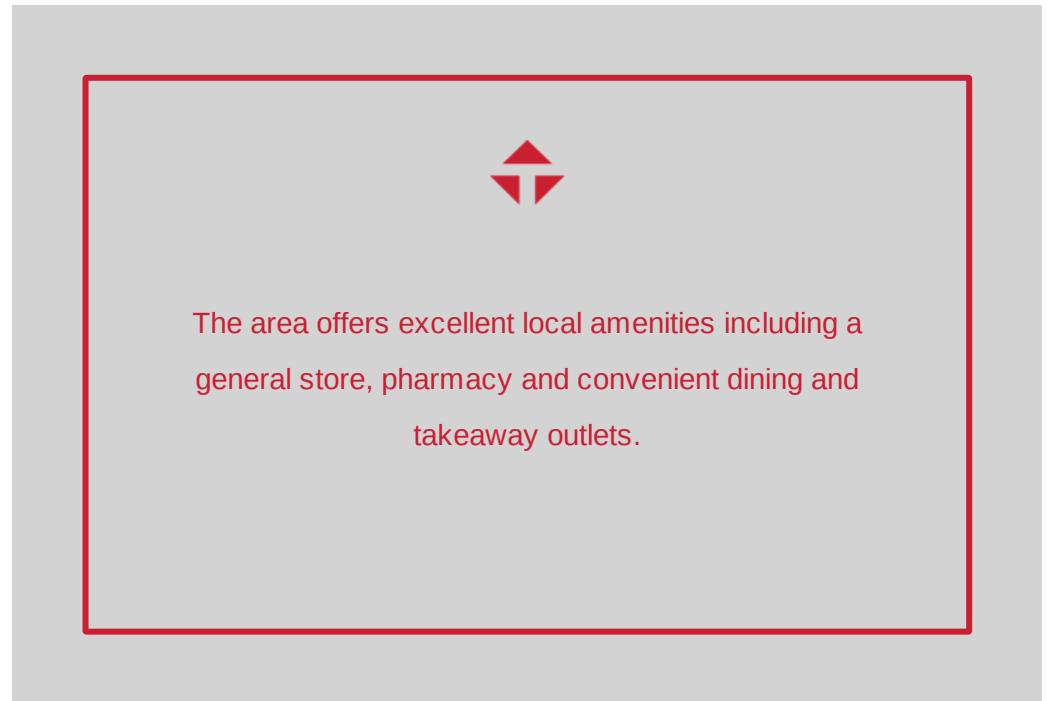
Lounge: 3.58m x 5.57m (11' 9" x 18' 3")  
Day Room: 3.55m x 3.58m (11' 8" x 11' 9")  
Kitchen: 4.85m x 2.75m (15' 11" x 9' 0")  
Bedroom 1: 3.64m x 4.00m (11' 11" x 13' 1")  
En-Suite: 1.49m x 2.48m (4' 11" x 8' 2")  
Bedroom 2: 3.73m x 3.00m (12' 3" x 9' 10")  
Bedroom 3: 2.60m x 3.77m (8' 6" x 12' 4")  
Bedroom 4: 2.49m x 3.56m (8' 2" x 11' 8")  
Bathroom: 2.67m x 2.35m (8' 9" x 7' 9")  
Garden Room: 3.00m x 3.64m (9' 10" x 11' 11")



This beautiful family home will appeal to discerning buyers seeking a contemporary, high-quality property in a prime location.



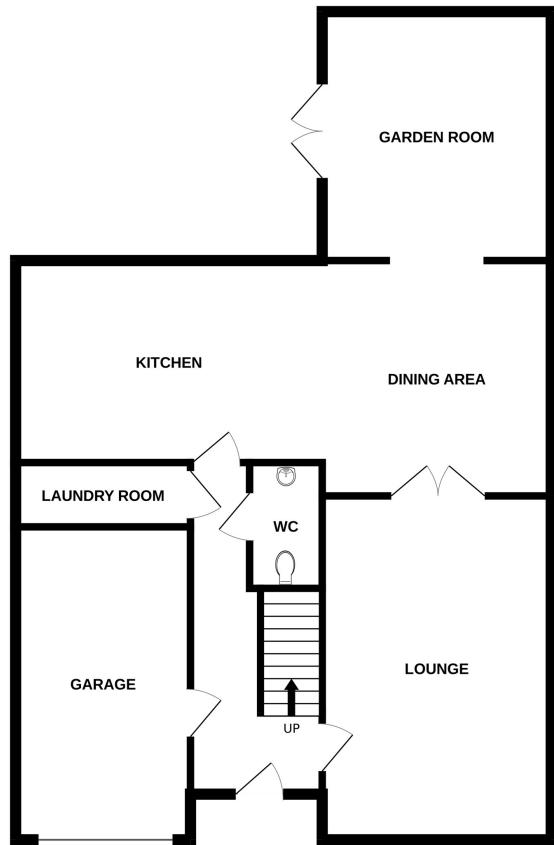




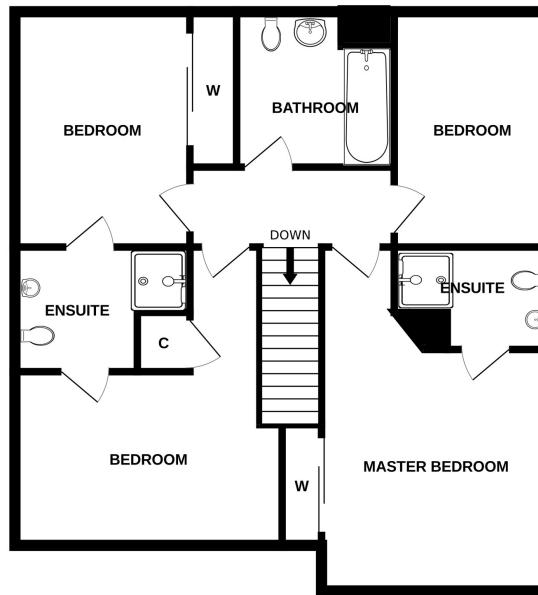


# Floorplan

GROUND FLOOR



1ST FLOOR



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 sales 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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