

**74 Denny Street**  
Crown, Inverness, IV2 3AR

**Offers Over £215,000**







### Overview

- Two bedroom mid terraced Victorian villa
- Sought after Crown Primary catchment
- Lounge, dining room, kitchen, 2 bedrooms, bathroom
- Low maintenance rear garden, on street parking
- Perfect for first time buyers, professionals or downsizers
- EPC Band C



### Description

An excellent opportunity to purchase a well-presented two-bedroom mid-terraced home in the highly sought-after Crown area of Inverness. Offering well-proportioned living space, a private rear garden, and convenient access to local amenities, this property is ideal for first-time buyers, professionals, or those looking to downsize. The accommodation includes a bright and welcoming lounge, a separate dining room, and a stylish kitchen with ample storage and workspace. Upstairs, there are two good sized bedrooms, with the second room offering flexibility as a guest bedroom or home office. The family bathroom is finished to a modern standard. The property benefits from gas central heating and double glazing. The rear garden has a slabbed patio area, providing a low-maintenance outdoor space. On-street permit parking is available for residents. Located within walking distance of Inverness city centre, the property is well placed for a range of shops, cafés, restaurants, and transport links, making daily life convenient.





## Room Dimensions

**Lounge** (12' 4" x 12' 6") or (3.77m x 3.81m)

**Dining Room** (10' 1" x 12' 5") or (3.07m x 3.79m)

**Kitchen** (11' 1" x 6' 6") or (3.39m x 1.99m)

**Bedroom 2** (9' 4" x 11' 5") or (2.85m x 3.49m)

**Bedroom 1** (12' 5" x 13' 5") or (3.78m x 4.09m)

**Bathroom** (6' 5" x 10' 8") or (1.96m x 3.25m)







#### Extras

All fitted floor coverings, fixtures, and fittings, including all light fittings. Curtain poles and window blinds.

#### Services

Mains gas, electricity, water, and drainage. Telephone and fibre broadband available.

#### Council Tax

Band C

#### Floor Area

82m<sup>2</sup>

#### Entry

By mutual agreement

#### Viewing

To arrange a viewing, please contact Travis on 07402405946 or 01463 233218.



Ground Floor

First Floor



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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