

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. All furniture and white goods.

Heating

Electric heating.

Glazing

Double glazed windows.

Council Tax Band

B

Viewing

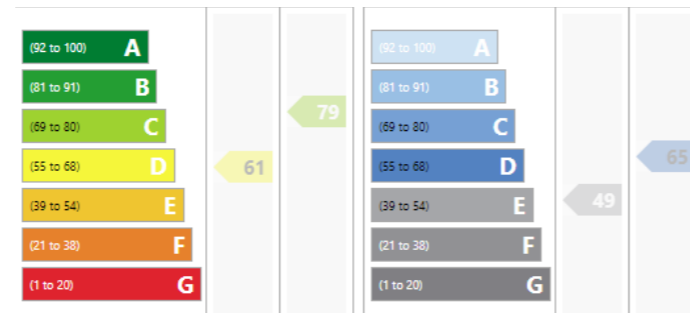
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £110,000
A full Home Report is available via Munro & Noble website.



**31 Highfield Avenue
Inverness
IV3 8RW**

This one bedroomed flat is situated in the Kinmylies area of Inverness, and has a driveway, gardens to the front and rear elevation and electric heating.

OFFERS OVER £108,000

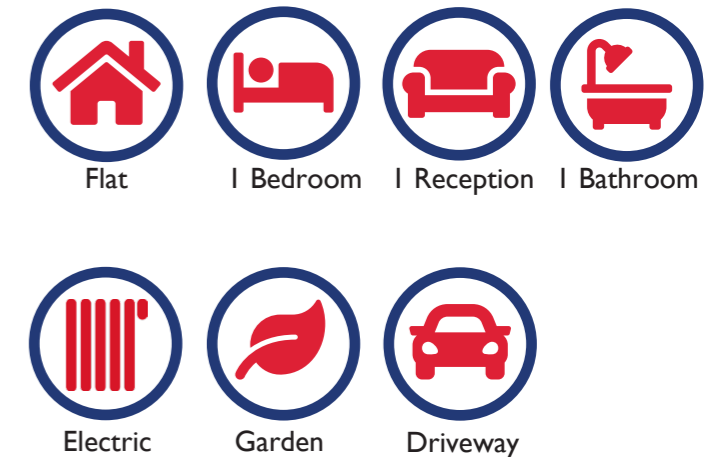
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
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.



Property Description

Located on the West side of Inverness, this one bedroomed, ground floor flat with garden grounds is situated in established residential area of Kinmylies and boasts partial views towards the city, as well as having its own independent access. The property requires some modernisation, but once complete, would suit a variety of potential purchasers including first time buyers, buy to let investors and those looking to downsize. Spread over one floor, the accommodation within consists of an entrance porch, off which can be found a good-sized front facing lounge, a double bedroom with fitted, double mirrored wardrobes with sliding doors, and a bathroom which comprises a wash hand basin, a bath with shower over, a WC and complimentary tiling. Completing the accommodation is the kitchen which lies to the rear elevation. It is fitted with wall and base mounted units with worktops, has splashback tiling, a stainless steel sink with mixer tap and drainer, and has an electric oven and hob with extractor fan over. Included in the sale is a washing machine, an under-counter fridge, and microwave. Further pleasing features include electric heating, double glazed windows, and fitted storage facilities within the lounge and inner hall.

Outside, the front garden is laid to lawn and gravel, and offers ample off-street parking for a number of vehicles with its generous driveway, that in turn leads to the rear garden. This garden is enclosed by timber fencing and mature trees, and is a combination of lawn and paving. Sited here is a garden shed which is included in the sale. 31 Highfield Avenue is located in the Kinmylies district of Inverness local amenities can be found at Kinmylies shopping precinct and include a take-away restaurant, hairdresser, Spar store, a chemist and doctors surgery. Both primary and secondary schooling can be found nearby. There is a regular bus service into Inverness City Centre where further amenities can be found.

Rooms & Dimensions

- Entrance Porch
Approx 0.91m x 1.50m
 - Lounge
Approx 3.21m x 4.75m
 - Inner Hall
 - Bedroom
*Approx 2.67m x 3.13m**
 - Kitchen
Approx 1.59m x 2.73m
 - Bathroom
Approx 1.82m x 1.70m
- (*At widest point)

