



**Services**  
 Mains water, electricity, gas and drainage.

**Extras**  
 All carpets, fitted floor coverings, and blinds. Some items of furniture are available by separate negotiation.

**Heating**  
 Gas central heating.

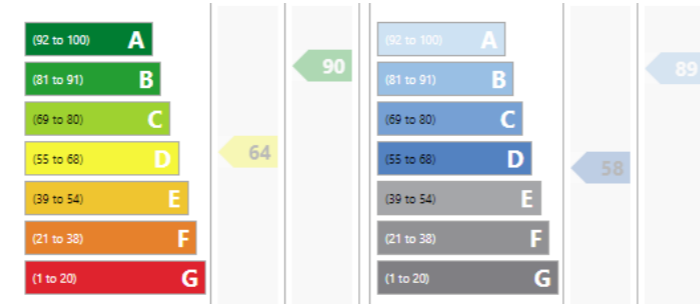
**Glazing**  
 Double glazed windows throughout.

**Council Tax Band**  
 E

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

**Entry**  
 By mutual agreement.

**Home Report**  
 Home Report Valuation - £280,000  
 A full Home Report is available via Munro & Noble website.



**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.



**32 Planefield Road**  
**Inverness**  
**IV3 5DL**

A beautifully presented, three bedroomed home that benefits from a garden and on-street parking.

**OFFERS OVER £259,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

Semi-Detached Villa | 3 Bedrooms | 2 Receptions | 1 Bathroom

Gas | Garden | On-Street Permit Parking



Kitchen



Kitchen





**Bedroom One**



**Bedroom Two**





Lounge



Dining Room



**Property Description**

Conveniently located within walking distance of Inverness city centre, 32 PlaneField Road is a traditional stone built, three bedroomed semi-detached villa that has been completely renovated to an exacting standard by the current owners and lends itself well for comfortable family living or for those looking for a property with great holiday let potential. Spread over two floors, this impressive home offers stylish and modern accommodation throughout, whilst retaining a number of original charming features including high ceilings, deep skirtings, cornicing, solid doors and skylight windows. Further pleasing features include, a Bosch active heating system, double glazed windows, gas central heating, and a floored loft which provides additional storage. On entering the property, you are met with an entrance vestibule which opens onto the bright and airy hallway, off which can be found, a welcoming front facing lounge with a feature electric fire, perfect for cosy evenings indoors, a formal dining room, ideal for entertaining family and friends, a kitchen and a utility cupboard which has plumbing for washing machine and space for a tumble dryer. The kitchen is fully fitted with a clean, contemporary aesthetic and comprises wall and base mounted units with worktops and complementary splashback tiling, a stainless steel sink with mixer tap and an integral gas hob with extractor fan over and an electric oven. There is also plumbing for a dishwasher and from here, a door leads to the rear garden. From the hallway, stairs rise to the split level gallery landing which has a well-placed skylight, flooding the area with natural light, and gives access to the bathroom, two double bedrooms, a single bedroom and an airing cupboard. Completing the accommodation is the sizable bathroom which boasts a wet-walled shower cubicle, and floating wash hand basin, while a beautiful free-standing bath adds a little bit of luxury to an already stunning room.

Outside, the front garden is of low maintenance being laid to paved slabs with a delicate flower centre, and continues to the side elevation. The rear garden is fully enclosed by timber fencing and mature trees, ensuring complete privacy. A patio area provides space for enjoying the sunshine, with the remainder of the garden being laid to lawn with newly planted shrub border. Parking is by the way of an on-street permit to the front of the property. Early viewing of the property is essential.

Local amenities and services include Eden Court Theatre, Inverness Aquadome and Sports Centre and supermarket shopping. There are lovely walks within minutes of the property, including Ness Islands, Whin Park, and the Caledonian canal. Primary schooling is available at Central Primary School, with Secondary pupils attending the Inverness High School. The City Centre is a short walk over the bridge and provides an extensive choice of shopping, restaurants and recreational activities associated with city living.

Bathroom



Bathroom



**Rooms & Dimensions**

Entrance Vestibule  
Approx 1.52m x 1.27m

Entrance Hall

Lounge  
Approx 3.91m x 3.82m

Dining Room  
Approx 3.26m x 3.58m

Kitchen  
Approx 2.88m x 3.60m\*

Utility Cupboard  
Approx 0.79m x 0.94m

Landing

Bathroom  
Approx 3.62m x 1.89m

Bedroom Two  
Approx 3.95m x 3.61m

Bedroom One  
Approx 3.95m x 3.61m

Bedroom Three  
Approx 1.85m x 2.68m

(\*At widest point)

Bedroom Three

