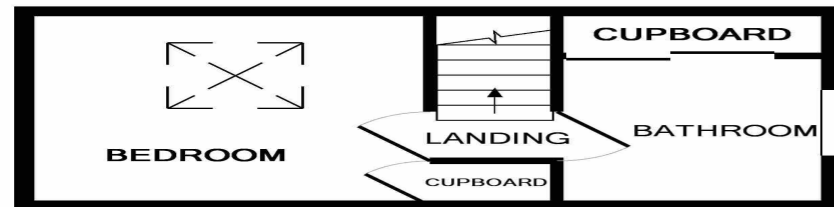


GROUND FLOOR



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, fridge-freezer and washing machine.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

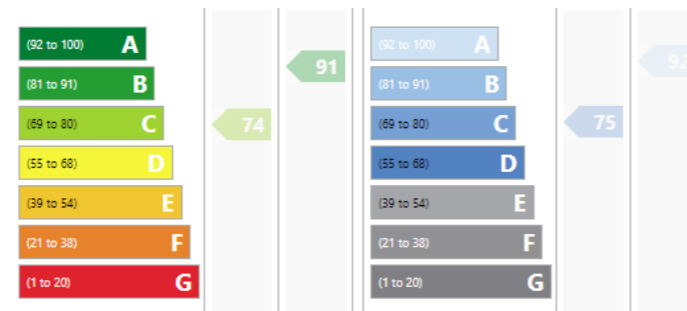
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
 A full Home Report is available via Munro & Noble website.



58 Ardness Place
Inverness
IV2 4QJ

This charming two bedroomed, four-plex maisonette is fully double glazed, has gas central heating and boasts a private rear garden.

OFFERS OVER £140,000

📍 The Property Shop, 20 Inglis Street, Inverness

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Property Overview

-  Four-Plex
Maisonette
-  2 Bedrooms
-  1 Reception
-  1 Bathroom
-  Gas
-  Garden
-  Driveway



Lounge/Diner



Kitchen

Property Description

Appealing to a wide range of purchasers including first time buyers and buy to let investors, 58 Ardness place is bright and airy, two bedroomed, four-plex maisonette located in the desirable Holm area of the city. The property has gas central heating, is fully double glazed and boasts off-street parking for two cars. Internally, the property is in good condition with neutral décor throughout, and has accommodation that is spread over two floors. On the ground floor can be found the kitchen, the lounge and a second bedroom. The kitchen has a washing machine, a fridge-freezer and comprises wall and base mounted units with worktops, splashbacks, a sink with drainer and mixer tap and an integral electric oven and hob with extractor over. The second bedroom is located off the well-proportioned, rear facing lounge, and has fitted storage facilities and a window to the side elevation. This room could be utilised in a number of ways including as a dining room or office/study space or a dressing room. On the first floor of the property can be found a small landing from which the principal bedroom and the bathroom can be accessed.

The principal bedroom has a Velux window to the rear elevation and a cupboard, while the bathroom comprises a WC, a wash hand basin within a vanity style unit and a bath with electric shower over and is completed with complimentary tiling. Externally, the garden lies to the rear elevation and is laid to grass and enclosed by hedging and fencing, providing privacy. There is a small paved area, perfect for a outdoor dining and small shed which is included in the sale. To the side elevation lies a lengthy tarmac driveway, which is shared with the adjoining dwelling, and provides ample space for off-street parking. Sited here is a timber shed, providing further outdoor storage space.

Local facilities include a Tesco supermarket and petrol station, a pharmacy, hairdressers and a hotel. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema.

Rooms & Dimensions

Entrance Hall

Kitchen

Approx 1.87m x 2.59m

Lounge/Diner

Approx 2.99m x 5.35m

Bedroom Two

Approx 2.66m x 2.88m

Landing

Bathroom

Approx 2.26m x 1.88m

Bedroom One

Approx 2.99m x 2.96m

Bathroom



Bedroom One



Bedroom Two

