

Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, a cooker and a fridge.

Heating

Electric heating.

Glazing

Double glazed windows.

Council Tax Band

C

Viewing

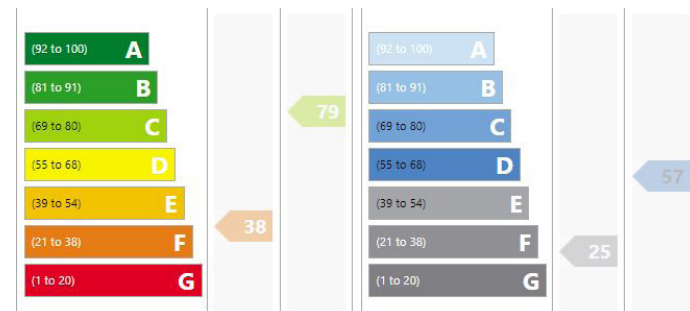
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £155,000
 A full Home Report is available via Munro & Noble website.



42 Caledonian Road
Inverness
IV3 5RD

A three bedroomed, end-terraced house located in Dalneigh, which has electric heating and a large rear garden.

OFFERS OVER £153,000

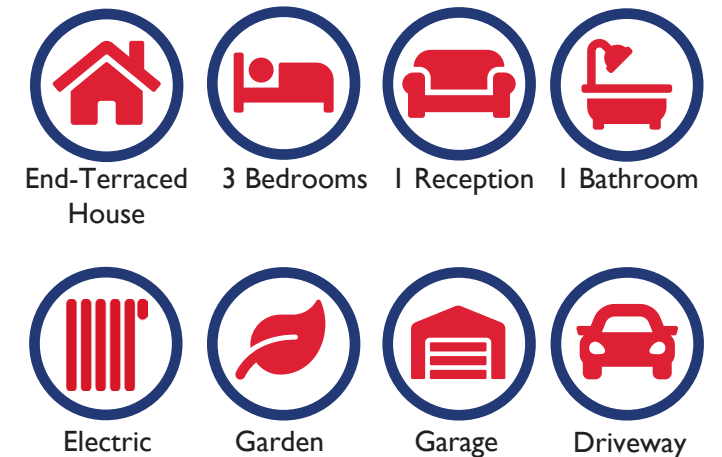
The Property Shop, 20 Inglis Street, Inverness

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.



Lounge



Kitchen

Property Description

An excellent opportunity to purchase a three-bedrooed, end-terraced home in the Dalneigh area of Inverness benefiting from electric heating, off-street parking and a detached garage. The accommodation is well proportioned throughout, has ample storage provisions, and will appeal to a wide range of purchasers including families or those looking for a property with great letting potential. Spread over two floors with the ground floor consisting of a entrance hall of which can be found a bright and airy lounge with feature electric fire, a kitchen, a rear vestibule and a family bathroom which comprises a WC, a wash hand basin and a bath with electric shower over. The kitchen has wall and base mounted units with complimentary splashback tiling, a stainless steel sink with taps and drainer and included in the sale is the washing machine, a electric cooker and the fridge. Upstairs there are three generous sized double bedrooms all having built-in wardrobes.

Externally, the front garden is laid to lawn with a tarmac driveway running up the side of the property leading to the detached single wooden garage, which has barn doors and two windows to the side elevation. The rear elevation is a generous size, is laid to lawn with a large patio area perfect for alfresco dining and has a fruit tree to the end of the garden. 42 Caledonian Road is within walking distance to Inverness City Centre and to the River Ness. Primary and secondary schooling are located nearby, and the property is well-placed for access to the Ness Islands, the Aquadome and Eden Court Theatre. A comprehensive range of amenities can be found in the city centre including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants, and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 4.05m x 4.29m
- Kitchen
Approx 3.05m x 2.75m
- Rear Vestibule
Approx 1.01m x 1.68m
- Bathroom
Approx 2.13m x 1.68m
- Landing
- Bedroom One
Approx 4.10m x 3.46m*
- Bedroom Two
Approx 3.92m x 2.55m*
- Bedroom Three
Approx 2.87m x 3.60m
- (*At widest point)



Bathroom



Bedroom One



Bedroom Two

