

**Services**

Mains electricity, water, gas and drainage.

**Extras**

All curtains and blinds. A washing machine, a fridge, a freezer and a free-standing electric cooker.

**Heating**

Gas central heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

D

**Viewing**

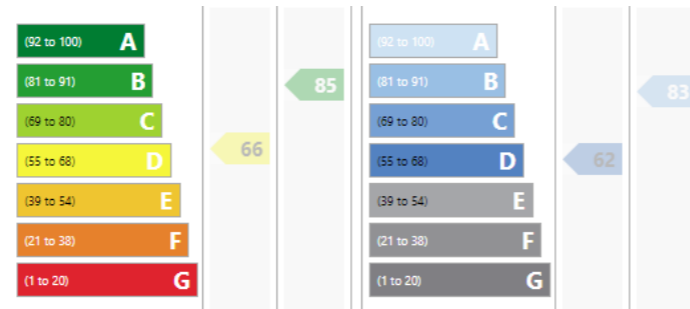
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £240,000  
 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.

**16 Trentham Drive**  
**Inverness**  
**IV2 5TQ**

A three bedroomed, detached bungalow with single garage, benefiting from gas central heating and a wraparound garden.

**OFFERS OVER £238,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

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01463 22 51 65

**Property Overview**

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 1 Shower Room
- Gas
- Garden
- Garage
- Driveway





Lounge/Diner



Kitchen

**Property Description**

Located in the popular Westhill area of Inverness and enjoying partial views to the rear over the Moray Firth and beyond, this three bedroomed, detached bungalow boasts double glazing and gas central heating. The property has a wraparound garden being laid to lawn, with the rear elevation being fully enclosed by wooden fencing and a has patio area perfectly positioned to enjoy the sunshine. A tarmac drive sits to the side elevation leading to the attached single garage which has shelving, power, lighting, and an up and over door with a pedestrian door to the rear.

Internally, the property has an entrance vestibule, an entrance hall with a large storage cupboard, and a spacious lounge/diner, which with the clever use of glazing allows in a natural abundance of light. There are three good sized bedrooms, two of which having fitted wardrobes and a shower room which comprises a W/C, a wash hand basin, a fully tiled shower cubical with mains shower and a vanity mirror unit. Completing the accommodation is the fitted kitchen which has wall and base mounted units, worktops with splash back tiling, and a stainless steel sink with mixer tap and drainer. Included in the sale is the free-standing electric cooker, a washing machine, a fridge and a freezer. From here, a door gives access to the rear elevation. The property would suit a variety of potential purchasers including first time buyers and the young and elderly alike. Trentham Drive is situated in the Westhill district of Inverness. Local amenities include a local shop, a private nursery and a bus service into Inverness city centre where further amenities can be found. Culloden is approx. 1.3 miles away where a selection of shops, a public house, a bakery, a medical centre, a hotel and secondary schooling can be found. Primary schooling can be found nearby in Cradlehall.

**Rooms & Dimensions**

- Entrance Vestibule  
*Approx 1.17m x 1.98m*
- Entrance Hall
- Lounge/Diner  
*Approx 4.10m x 7.18m*
- Kitchen  
*Approx 3.80m x 3.00m*
- Shower Room  
*Approx 1.05m x 3.00m*
- Bedroom One  
*Approx 2.88m x 3.00m*
- Bedroom Two  
*Approx 3.10m x 3.09m*
- Bedroom Three  
*Approx 3.09m x 2.24m*
- Garage  
*Approx 3.09m x 4.98m*



Shower Room



Bedroom One



Bedroom Two

