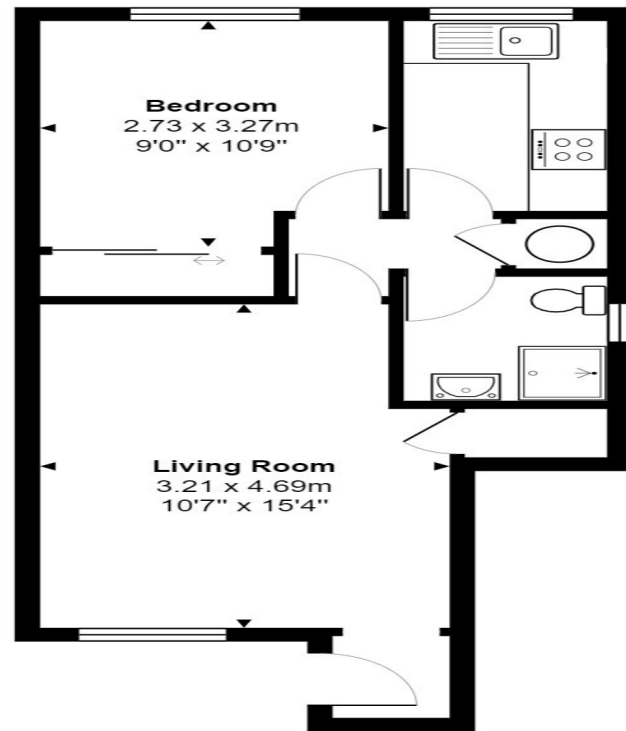


63 Blarmore Avenue



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings and curtains. White goods and garden shed.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

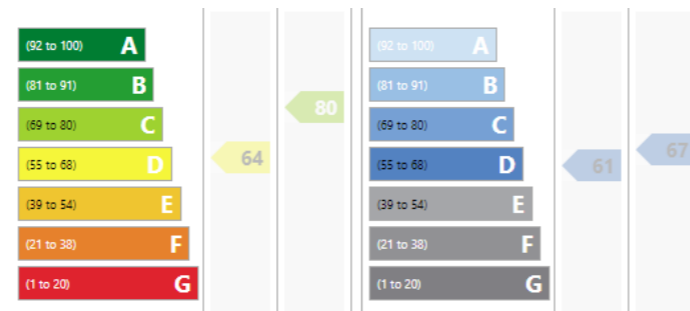
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £120,000
 A full Home Report is available via Munro & Noble website.



63 Blarmore Avenue
Inverness
IV3 8QT

A one bedroomed, ground floor flat that is fully double glazed, has electric heating, off-street parking and garden grounds.

OFFERS OVER £118,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Flat
- 1 Bedroom
- 1 Reception
- 1 Shower Room
- Electric
- Garden
- Driveway

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.



Kitchen



Shower Room

Property Description

An excellent opportunity to purchase an attractive, one bedroomed, ground floor flat which is located on the west side of Inverness in a quiet cul-de-sac. 63 Blarmore Avenue is situated in the established residential Highfield area of the city, and has the advantage of its own independent access, front and rear garden grounds, as well as ample off-street parking. The property is in walk-in condition throughout and would make a fantastic purchase for first time buyers, young professionals, or those looking for a property with fantastic rental potential, as it's compliant with the current letting legislation. The accommodation is spread over one floor and offers a number of pleasing features including double glazed windows, electric heating and two storage cupboards, which are located in the lounge and inner hall. Inside comprises a entrance porch, off which can be found a good-sized front facing lounge, which allows space for a small table and chairs, a double bedroom with fitted, double mirrored wardrobes with sliding doors, and a shower room which is partially tiled and consists of a wash hand basin, WC and a wet-walled shower cubicle with electric shower. Completing the accommodation is the kitchen which lies to the rear elevation and offers views over the garden. It is fitted with wall and base mounted units with worktops, has splashback tiling, and a stainless steel sink with mixer tap and drainer. White goods located here and included in the sale are a washing machine, an under-counter fridge and a free-standing electric cooker.

Outside, the garden to the front is laid to lawn with partial hedging and is enclosed with walling. A generous gravel driveway offers off-street parking for three vehicles, and in turn leads to the rear garden which is enclosed by timber fencing and boats an outdoor tap and power socket. This lovely space offers a well-placed patio area which can be used for outdoor entertaining, alfresco dining, or to soak up the sunshine on sunny days. Further to this is an area of lawn, complimented by bark and sited here is a useful garden shed, which is also included in the sale. 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 are within walking distance, and there is a regular bus service into Inverness City Centre where further amenities can be found.

Rooms & Dimensions

Front Porch

Approx 0.91m x 1.17m

Lounge/Diner

Approx 3.20m x 4.69m

Bedroom One

Approx 2.72m x 3.27m

Kitchen

Approx 1.59m x 2.74m

Shower Room

Approx 1.80m x 1.67m



Bedroom



Lounge/Diner



Lounge/Diner

