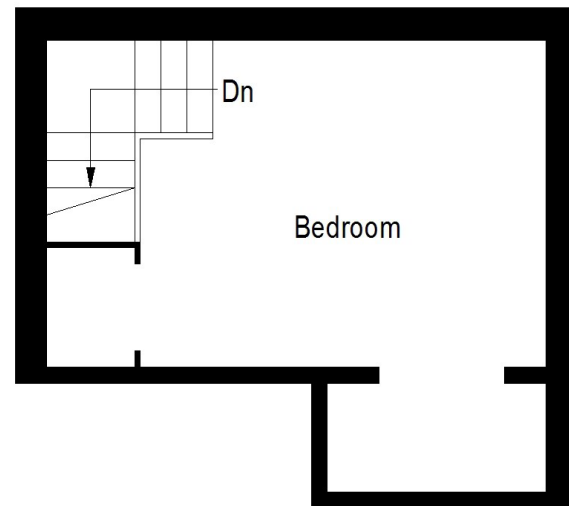


Ground Floor



First Floor



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds and fridge-freezer.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

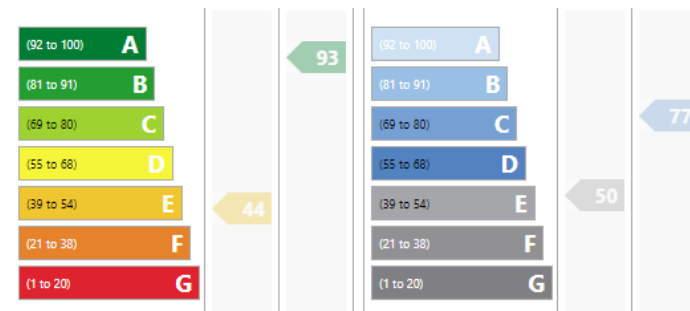
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

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



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.

40 Ardness Place
Inverness
IV2 4QJ

This charming one bed roomed, four-plex maisonette is fully double glazed, has electric heating and boasts a single garage.

OFFERS OVER £119,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview

- Four-Plex Maisonette
- 1 Bedroom
- 1 Reception
- 1 Shower Room
- Electric
- Garden
- Garage
- Driveway



Kitchen



Shower Room

Property Description

An excellent opportunity to purchase a fantastic, one bedroomed, four-plex maisonette that is situated in the attractive and popular Holm area of Inverness. This immaculately presented home offers comfortable, open-plan living with accommodation spreading over two floors, which enjoys a stylish kitchen and shower room, electric heating, double glazed windows and a single garage. Internally, a small vestibule with storage cupboard lends privacy before entering the front facing lounge, which is bright and airy, and allows spaces for a small table and chairs for informal dining. An archway gives access to the kitchen which has a window to the side elevation, a number of glossy wall and base mounted units with worktops and a stainless steel sink with mixer tap and drainer. Further to this is an induction hob with fan over and electric oven, and an under-counter fridge and freezer which are all included in the sale price. A balustraded staircase from the lounge leads to the mezzanine bedroom, which is double in size and has windows to the front and side elevation, enabling plenty of natural light to flood the room. Its completed with a built-in wardrobe and additional storage cupboard. The shower room is accessed via the vestibule, and is equipped with a modern three piece suite comprising a pedestal wash hand basin, a WC and a wet-walled shower cubicle with electric Mira shower.

Outside, the garden is enclosed by fencing and is laid to gravel and is of low maintenance, with a shared driveway to the side elevation leading to the terraced single garage. With its great location and move-in condition, the property is an ideal purchase for a single person or couple, first-time buyers or those looking to downsize, and viewing is recommended.

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.



Lounge



Lounge



Bedroom



Bedroom

Rooms & Dimensions

Entrance Vestibule
Approx 1.00m x 0.91m

Shower Room
Approx 2.03m x 1.57m

Lounge
Approx 5.38m x 3.08m

Kitchen
Approx 2.14m x 2.30m

Bedroom
*Approx 2.98m x 3.85m**

Garage
Approx 2.87m x 5.52m

**At widest point*