

Services

Mains water, electric, gas and drainage.

Extras

All carpets, fitted floor coverings and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

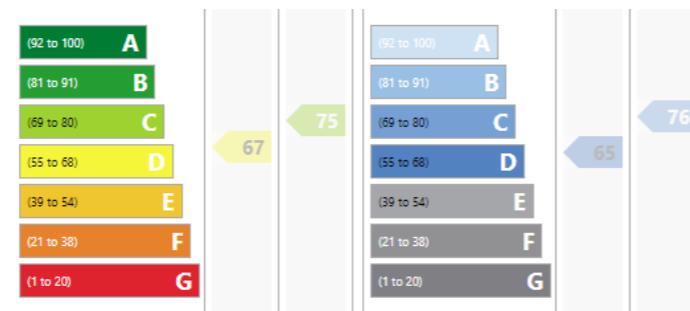
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
 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.

**31 Craigard Place
 Inverness**

IV3 8PR

A well presented, two bedroomed ground floor flat, located in Scorguie, that has gas central heating, gardens, and a garage.

OFFERS OVER £138,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Flat
- 2 Bedrooms
- 1 Reception
- 1 Bathroom
- Gas
- Garden
- Garage
- Driveway



Lounge



Kitchen

Property Description

Situated in the established residential Scorguie area on the West side of Inverness, this pleasant two bedroomed, ground floor flat sits in a quiet cul-de-sac and will suit the young and elderly alike, first time buyers, or those looking for a property with excellent rental potential. The well-proportioned accommodation has its own independent access and benefits from double glazed windows, gas central heating, garden grounds and an attached single garage. The accommodation within consists of an entrance vestibule, off which can be found a generous sized lounge that provides space for informal dining, and has a electric feature fire which provides a focal point, a modern kitchen, two bedrooms, and a bright and contemporary bathroom. The kitchen comprises wall and base mounted units with worktops, has splash-back tiling, a sink with mixer tap and drainer, and an integral 5 ring gas hob with hood over and eye-level oven and grill. There is plumbing for a washing machine, space for a fridge-freezer, and from here, a door gives access to the rear garden. The family bathroom is fitted with a three piece suite comprising a WC, a wash hand basin within a vanity unit, a bath with electric shower over and is completed with complimentary wet-walling. Storage is provided by the way of two cupboards in the hallway, whilst both bedrooms boast double fitted wardrobes.

Externally, the front garden is laid to lawn with paved slabs, is enclosed by mature hedging, and gives access to driveway, and the single garage which has an up and over door, power, lighting and a pedestrian door to the rear. The private rear garden has a raised decking area, perfectly positioned to enjoy the sunnier days and alfresco dining, and is fully enclosed by mature trees and timber fencing. Local amenities can be found at Kinmylies shopping precinct and include a take-away restaurant, hairdresser, Spar store, a chemist and doctors surgery.

Rooms & Dimensions

- Entrance Vestibule
Approx 0.90m x 1.21m
 - Lounge
Approx 3.33m x 4.77
 - Kitchen
Approx 2.43m x 2.98m
 - Hallway
 - Bedroom One
Approx 2.58m x 3.52m
 - Bedroom Two
Approx 2.58m x 2.98m
 - Bathroom
Approx 1.93m x 1.93m
 - Garage
Approx 2.96m x 5.86m
- * At widest point



Bathroom



Bedroom One



Bedroom Two

