

**Services**

Mains electricity, water, gas and drainage.

**Extras**

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

**Heating**

Gas central heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

D

**Viewing**

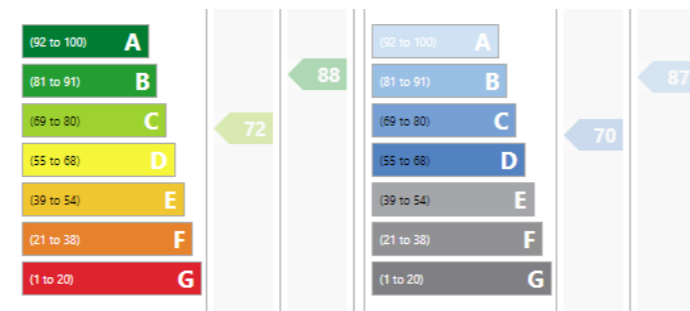
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £220,000  
 A full Home Report is available via Munro & Noble website.



**34 Trentham Drive**  
**Inverness**  
**IV2 5TQ**

A three bedroomed, semi-detached bungalow, offering many pleasing features including a car port, off-street parking and a detached single garage.

**OFFERS OVER £218,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

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

**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/Diner**



**Sun Room**



**Bedroom One**



**Bedroom Two**



Kitchen



**Property Description**

Located in the popular Westhill area of Inverness, this pleasant three bedroomed, semi-detached bungalow benefits from gas central heating, double glazing, and gardens to the front and rear elevations. A tarmac driveway runs up the side of the property providing ample space for off-street parking and located here is car-port and the detached single garage that has power, lighting, an up and over door, as well as a door giving pedestrian access to the side elevation. Internally, the property has a front porch, a kitchen, a spacious lounge, an inner hall (with ample storage facilities), three bedrooms, all having fitted wardrobes (with the principle bedroom having mirrored wardrobes), a shower room and a sun room which has patio doors leading to the rear elevation. The modern kitchen comprises wall and base mounted units, worktops with complementary splashback tiling, a 1 1/2 sink with mixer tap and drainer and an integrated fridge/freezer. Included in the sale is the freestanding electric cooker with extractor fan over and a washing machine. The fully tiled stylish shower room comprises a WC, a wash hand basin within a vanity unit and a shower cubical with electric shower.

Externally, the front elevation is laid to a slate path with an attractively finished gravelled area housing several mature plants, while the rear elevation is of low maintenance having a decking and patio area, a timber shed and artificial turf. The garden grounds are fully enclosed by a timber fence, providing privacy to the rear garden. The property would suit a variety of potential purchasers including first time buyers and the young and elderly alike. Early viewing is highly recommended to fully appreciate and the size of the accommodation within. 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**

- Front Porch  
*Approx 0.95m x 1.34m*
- Kitchen  
*Approx 2.94m x 2.89m*
- Lounge/Diner  
*Approx 5.38m x 4.23m\**
- Inner Hall
- Bedroom Three  
*Approx 2.10m x 3.21m*
- Bedroom One  
*Approx 3.01m x 3.21m*
- Shower Room  
*Approx 2.07m x 1.98m*
- Bedroom Two  
*Approx 3.42m x 2.90m*
- Sun Room  
*Approx 2.86m x 3.47m*  
*(\*At widest point)*



Shower Room



Bedroom Three

