



Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings and blinds. A washing machine, a fridge-freezer, a kitchen cabinet, a shoe rack and a storage unit. Others items of furniture are available under separate negotiation.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

C

Viewing

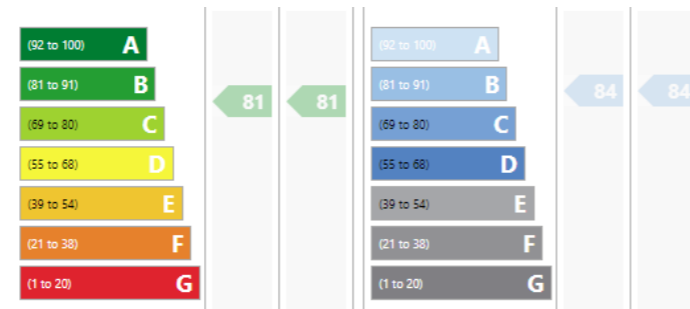
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £160,000
A full Home Report is available via Munro & Noble website.



**94 Brude's Hill
Inverness
IV3 8AT**

A two, double bed roomed ground floor flat, with communal garden and parking space, located in Leachkin that is fully double glazed and has gas central heating.

OFFERS OVER £158,000

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
- 
Communal
- 
Residents' Parking

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.



Property Description

Located in the popular Leachkin area of Inverness, this deceptively spacious two bedroomed property would make an ideal home for the young and elderly alike and viewing is highly recommend to fully appreciate the accommodation on offer. The well-presented property is in walk-in condition and benefits from ample storage provisions, gas central heating, double glazing and views over the countryside and beyond. The accommodation within is spread over one floor and comprises an entrance vestibule, an entrance hall (with large storage cupboard), a spacious lounge, which with the clever use of glazing allows in a natural abundance of light, two double bedrooms both having fitted mirrored wardrobes, a stylish bathroom and a kitchen/diner. The bathroom has a WC, a wash hand basin, a vanity shelf, a bathtub and a separate shower cubical with main shower. The modern kitchen/diner provides ample space for a dining table, and is fitted with wall and base mounted units with worktops, a 1 1/2 stainless steel sink with mixer tap and drainer, and the integrated goods include a Neff electric oven and gas hob with extractor hood over and a dishwasher. Located here and included in the sale is a washing machine, a fridge-freezer and a kitchen cabinet.

Externally, there is a communal garden to the rear of the property which is laid to lawn with a gravel area and to the front of the property there is a allocated parking space, with additional spaces for visitors. Local amenities include both primary and secondary schooling, Blackpark Filling Station and Kinmylies Shopping area which includes a Spar shop, a hairdressers, a chemist and a takeaway. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of amenities can be found.

Rooms & Dimensions

- Entrance Vestibule
Approx 1.17m x 2.10m
- Entrance Hall
- Lounge
Approx 3.74m x 3.93m
- Bedroom Two
Approx 2.92m x 2.56m
- Bathroom
Approx 2.00m x 3.04m
- Bedroom One
Approx 3.34m x 3.54m
- Kitchen/Diner
Approx 3.35m x 3.94m

