



Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

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

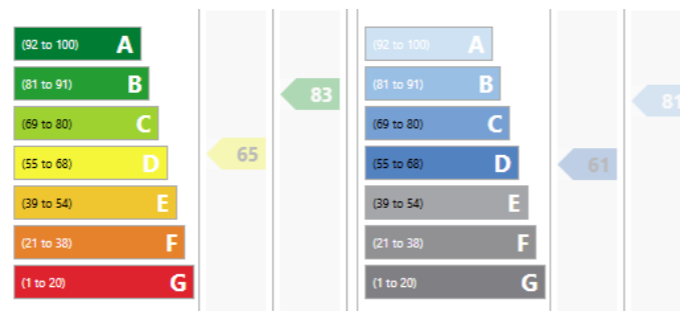
Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000

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.



14 Beechwood Road Inverness IV2 3UQ

A three bedroomed, semi-detached villa which benefits from double glazed windows and gas central heating.

OFFERS OVER £148,000

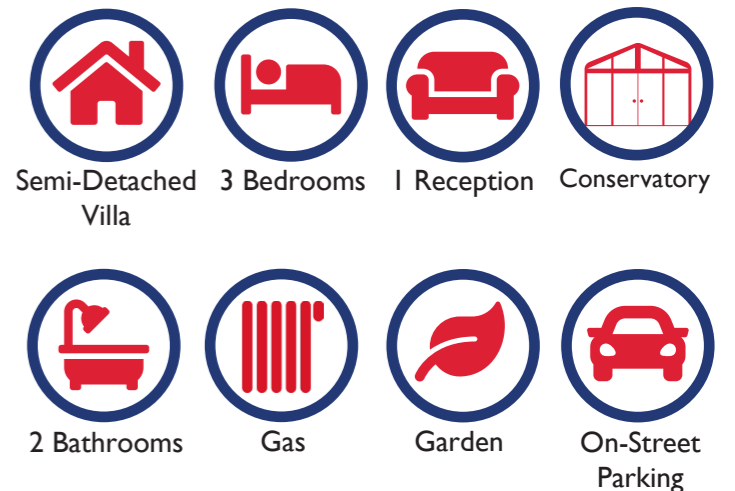
📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Bedroom One



Bedroom Two





Lounge/Dining Room



Conservatory

Property Description

14 Beechwood Road is an immaculate three bedroomed, semi-detached villa located in the popular Raigmore area of Inverness, and is conveniently located within walking distance to the city centre. The accommodation within is generously proportioned, is in walk-in condition throughout, and has gas central heating and double glazed windows. The attractive property opens onto an entrance hall, off which can be found a welcoming lounge/dining room with a feature coal fireplace set within a wooden surround on a tiled hearth, and with the clever use of glazing allows in a natural abundance of light. This room leads onto the stylish conservatory which overlooks the rear garden, and completing the ground floor accommodation is the kitchen/breakfast room. This room comprises modern wall and base mounted units with worktops and splashbacks, and has a stainless steel sink with mixer tap. The integrated goods include a washing machine, dishwasher, fridge, an electric eye-level oven with slide and glide door; a heating drawer; a microwave, and an induction hob with extractor fan over. The first floor accommodation has a landing (with access to the loft) and three bedrooms, with the principle bedroom having double fitted mirrored wardrobes and a linen cupboard, while bedroom two benefits from an en-suite shower room. Completing the accommodation is the sleek bathroom which is fitted with a VVC and wash hand basin set within a vanity unit and a bath with mains shower over.

Externally, the front garden is laid to lawn with a number of mature shrubs and plants. The rear garden is laid to lawn with a patio area perfectly positioned to enjoy the sunshine and al-fresco dining. Sited here is a garden shed with power and lighting. 14 Beechwood Road would make an ideal family home and viewing is highly recommended to appreciate the property within. Local amenities include a general store, a Community Centre, Raigmore Hospital and a bus service runs from the area into Inverness City Centre where a more comprehensive range of amenities including High Street Shops, hotels, bars and restaurants can be found. The property is located near to the local Primary School and Secondary schooling can also be found nearby.



Bathroom



Bedroom Three

Rooms & Dimensions

Entrance Hall

Lounge/Dining Room
Approx 3.51m x 6.26m

Conservatory
Approx 2.28m x 2.67m

Kitchen/Breakfast Room
Approx 2.98m x 5.11m*

Landing

Bedroom Three
Approx 3.02m x 2.59m

Bedroom One
Approx 3.57m x 2.41m

Bedroom Two
Approx 3.08m x 2.67m

En-Suite Shower Room
Approx 1.74m x 1.00m

Bathroom
Approx 1.83m x 1.66m

*At widest point

