

Services

Mains electricity, gas, water and drainage.

Extras

All carpets and fitted floor coverings. Curtains, blinds, wardrobes and white goods.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

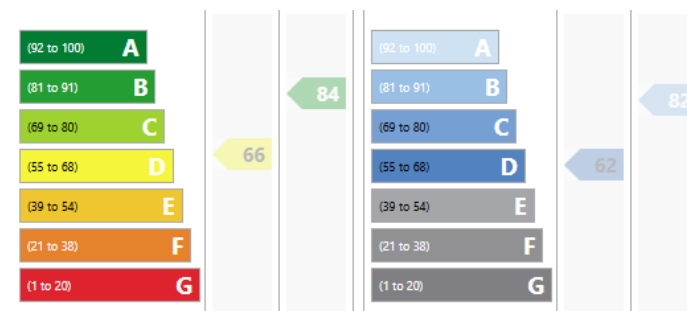
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000
 A full Home Report is available via Munro & Noble website.



46 Johnston Place Inverness IV2 4JH

This attractive three bedroomed, mid-terraced villa is located in Hilton and has gas central heating, double glazed windows, and pleasant garden grounds.

OFFERS OVER £150,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



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.

Kitchen



Kitchen



Bedroom One



Bedroom Two



Lounge



Shower Room



Property Description

A great opportunity to purchase an attractive, three bedroomed mid-terraced villa located in the established Hilton district of Inverness, that is within easy walking distance of the city centre and a number of local amenities. Requiring a small degree of modernisation, this lovely home has the advantage of well-proportioned accommodation that is spread over two floors, and benefits from garden grounds, double glazing, gas central heating, and will suit a number of prospective purchasers including first time buyers or those looking for a family sized home. On the ground floor can be found an entrance hall (with walk-in cupboard), a welcoming and spacious lounge with feature electric fire within a stone surround, and in turn leads to the formal dining area that has the convenience of patio doors giving access to the rear garden. Completing the ground floor accommodation is the well-appointed kitchen. This room has a door to the rear elevation, and provides space for a small table and chairs for informal dining and comprises wall and base mounted units with worktops, a stainless steel sink with drainer and mixer tap and splashbacks. Integral goods include an electric hob with fan over, and an eye-level grill/oven. There is plumbing for a dishwasher, an under-counter fridge-freezer, and a washing machine which are both included in the sale. From the entrance hall, stairs rise to the first floor accommodation which comprises a landing and gives access to the partially floored loft (with ladder) the family shower room and three good sized bedrooms, with bedroom three having a cupboard. The shower room consists of a wet-walled, double shower compartment, a WC, and wash hand basin within a vanity unit. Outside, the property has gardens to the front and rear elevations, with the front garden being low maintenance as its laid to gravel with a hedge border. The rear garden is enclosed by walling and offers space for outdoor entertaining and enjoying the sunshine. It is a combination of paved slabs and gravel with a shrubbery border. Sited here is a garden shed which is included in the sale. On-street parking for residents and visitors is available to the side elevation. Hilton is a great, residential area and has local amenities and services nearby including Dow's Bar, a takeaway, Pharmacy, a Scotmid store and a hairdressing salon, as well as a local post office, and butchers at the Hilton shopping centre. Primary and secondary schooling are within walking distance and Johnston Place is conveniently located near to the distributor road providing easy access to Inshes Retail Park, Raigmore Hospital and the Police Headquarters. A regular bus service is also available to and from Inverness city centre where a larger range of amenities can be found.

Lounge



Dining Room



Rooms & Dimensions

Entrance Hall

Walk-in Cupboard
Approx 1.41m x 1.80m

Lounge
Approx 3.56m x 6.39m

Dining Room
Approx 2.90m x 2.70m

Kitchen
Approx 3.54m x 3.30m*

Landing

Shower Room
Approx 2.78m x 1.64m

Bedroom Two
Approx 2.61m x 4.36m*

Bedroom One
Approx 3.70m x 4.35m

Bedroom Three
Approx 2.34m x 2.77m

*At widest point

Bedroom Three

