



Services
 Mains electricity, gas, water and drainage.

Extras
 All fitted floor coverings, curtains, blinds, an under-counter fridge and timber frame shed. Some items of furniture are available by separate negotiation.

Heating
 Gas central heating.

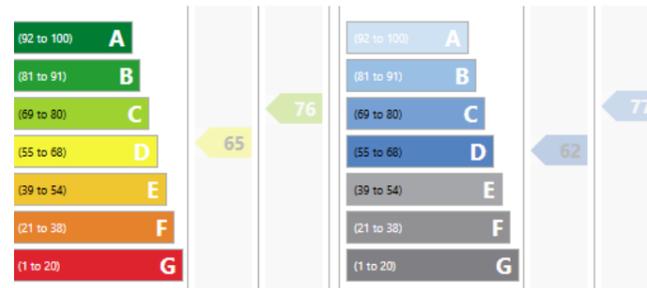
Glazing
 Mixed glazing.

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

Entry
 By mutual agreement.

Home Report
 Home Report Valuation - £165,000
 A full Home Report is available via Munro & Noble website.



6 Harrowden Road
Inverness
IV3 5QN

This immaculately presented two bed roomed ground floor flat is located just a short walk away from Inverness City Centre and benefits from private garden grounds.

OFFERS OVER £164,000

📍 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 | On-Street 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.

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge/Dining Room

Property Description

6 Harrowden Road is a two bedroomed ground floor that has its own independent access and garden grounds to the front and rear elevation. The property benefits from gas central heating, mixed glazing and on-street parking towards the front elevation. Off-street parking is available by permit parking at the car park directly across from the flat. Inside, the accommodation is in walk-in condition whilst retaining a number of original charming features including high ceilings, cornicing and a period fireplace set within a wooden surround on a Caithness stone hearth and is located in the lounge. Upon entering the accommodation, you are met with an entrance vestibule which has plumbing for a washing machine and space for a tumble dryer, an entrance hall with two good sized cupboards, a modern bathroom, two double bedrooms (both having alcove shelving), a lounge/dining room, and a bright and airy kitchen. The bathroom has been finished to a high standard and comprises a wash hand basin, a bath with mains shower over, a WC and complemented by stylish wet-walling. Off the entrance hall can be found the spacious lounge/dining room which has alcove shelving and with the clever use of glazing allows natural light to flood the room. Completing the accommodation is the kitchen which has wall and base mounted units with worktops, splashback tiling, a sink with drainer and mixer tap, an under-counter fridge, a gas hob and oven. There is plumbing for a dishwasher and from here, a door provides access to the rear elevation. The property will appeal to a number of purchasers such as young professionals, first-time buyers or those looking for an investment opportunity, and early viewing is recommended to fully appreciate the accommodation on offer

Outside, the rear garden is laid to lawn with a mature tree border, and is partially enclosed by fencing. A well placed patio/gravel seating area provides a perfect setting for entertaining and al-fresco dining. Also sited here is a timber frame shed, which is included in the sale. The front elevation is of low maintenance as it is laid to gravel and is fully enclosed by walling and iron fencing. Harrowden Road is located close to the city centre and to the River Ness. Local amenities include high street shops, the Eastgate Shopping Centre, a post office, public houses, hotels, restaurants, supermarkets and both bus and train stations. Primary and secondary schooling are located nearby, and the property is well-positioned for access to the Ness Islands, the Aquadome and Eden Court Theatre.



Lounge/Dining Room



Entrance Vestibule



Bathroom

Rooms & Dimensions

Entrance Vestibule
Approx 2.46m x 1.11m*

Entrance Hall

Bedroom One
Approx 3.80m x 3.81m*

Bathroom
Approx 2.10m x 1.49m

Bedroom Two
Approx 3.27m x 2.50m

Lounge/Dining Room
Approx 3.99m x 3.72m

Kitchen
Approx 2.49m x 2.04m

*At widest point

