

#### Services

Mains electricity, gas, water and drainage.

#### Extras

All carpets, fitted floor coverings and blinds. A washing machine and a fridge/freezer.

#### Heating

Gas central heating.

#### Glazing

Mixed glazing.

#### Council Tax Band

C

#### Viewing

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

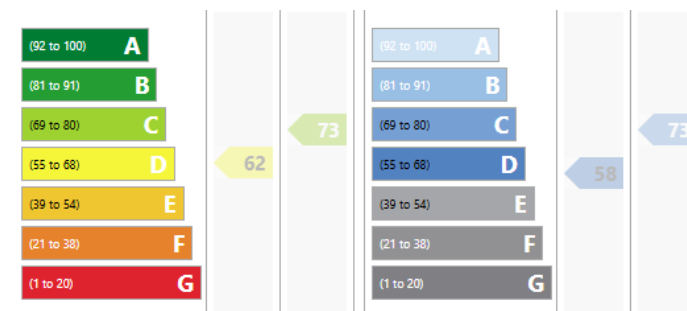
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £150,000

A full Home Report is available via Munro & Noble website.



## 89 Kenneth Street Inverness IV3 5QQ

A two bedroomed, ground floor flat with off-street parking, centrally located within walking distance of Inverness's city centre.

**OFFERS OVER £148,000**

📍 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





Dining Room



Lounge



**Property Description**

An opportunity to purchase a two bedroomed, ground floor flat located within walking distance of excellent local amenities including both primary and secondary schools, supermarkets, the city centre itself and early viewing is highly recommended to appreciate the size of the accommodation within. 89 Kenneth Street benefits from its own independent access, gas central heating, mixed glazing, and would suit a variety of potential purchasers including first time buyers, those looking to downsize, or as an excellent investment opportunity given its location. The property within comprises an entrance vestibule and entrance hall, a generous sized lounge with feature fireplace set with a wooden surround on a tiled hearth and a bay window which floods the room with natural light, a dining room, a kitchen, two bedrooms and a bathroom. The stylish kitchen which is fitted with wall and base mounted units and worktops with splashback tiling, a stainless steel sink with mixer tap and drainer, and an integrated electric oven and hob with extractor hood over. Included in the sale is a washing machine and fridge-freezer. The bathroom comprises a WC, a wash hand basin, a bathtub with mains shower over and is completed by a feature stained glass window. Externally, the property has an enclosed garden to the rear elevation which is laid to lawn with mature plants. Sited here are two garden sheds. To front garden is of low maintenance being laid to gravel, and has a gravel driveway leading up the side of the property to the shared parking area. Kenneth Street is just a short walk away from the City Centre where a comprehensive range of shops and services can be found including Eastgate Shopping Centre, a selection of restaurants, bus and train stations, post office, pharmacies and High Street shops.

**Rooms & Dimensions**

Entrance Vestibule  
Approx 1.36m x 1.24m

Entrance Hall

Lounge  
Approx 3.89m x 4.97m

Dining Room  
Approx 4.20m x 3.47m

Kitchen  
Approx 2.06m x 2.90m

Bedroom Two  
Approx 2.68m x 2.02m

Bedroom One  
Approx 4.08m x 3.14m\*

Bathroom  
Approx 2.44m x 1.27m

\*At widest point



Dining Room



Bathroom

