

Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, blinds. All integrated appliances and a free standing washer/dryer.

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.

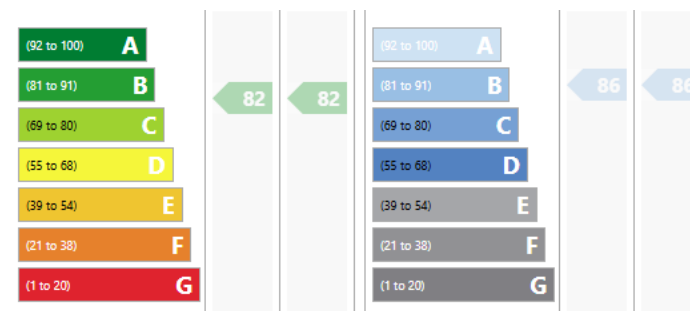
Entry

By mutual agreement.

Home Report

Home Report Valuation - £175,000

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.



40 Varrich Crescent Inverness IV2 6HW

This immaculately presented two bedroomed ground floor apartment, which is located in the established area of Ness Castle.

OFFERS OVER £175,000

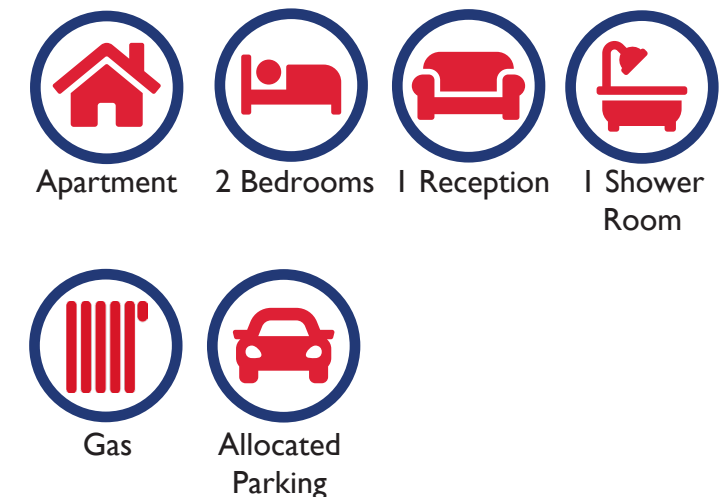
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Open Plan Kitchen/Lounge



Shower Room



Property Description

Built by Barrat Homes this luxurious two bedroomed ground floor apartment is located in the thriving development of Ness Castle. Nestled in a quiet and tranquil area, the property benefits from allocated parking towards the rear elevation and provides additional ample parking for visitors. A secure entry system allows access to the communal entrance hall which is shared with just five other properties. The pristine accommodation within comprises an entrance hall (with airing cupboard), an open plan kitchen/lounge, a stylish shower room, and two double bedrooms with bedroom one benefitting from a mirrored sliding door wardrobe. Off the hall, the open plan kitchen/lounge area provides a generous, welcoming space for relaxing and entertaining. There is plenty space for a large table and chairs and with the clever use of glazing allows for a plethora of natural light to flood the room. The modern kitchen features a range of sleek wall and base mounted units with worktops, splashbacks, a sink with mixer tap and drainer and a washer/dryer which is included in the sale. Integrated goods include a gas oven and hob with extractor fan over and a fridge/freezer. Completing the accommodation is the shower room which is fitted with a three-piece suite comprising a WC, a wash hand basin and a walk-in mains shower. The property benefits from gas central heating and is in walk-in condition throughout, it will make for an ideal purchase for young families or for those looking to make their first step onto the property ladder. Ness Castle is located to the west side of the city and is just four miles from the shores of Loch Ness. Nearby amenities include a Tesco supermarket and filling station, a convenience store and Post Office. Primary pupils will attend Ness Castle Primary school, secondary pupils attend Inverness Royal Academy. A regular bus service to and from the City Centre is routed close by.

Rooms & Dimensions

Entrance Hall

Kitchen/Lounge

Approx 6.18m x 4.58m*

Kitchen Area

Approx 3.68m x 6.18m

Shower Room

Approx 1.88m x 2.10m

Bedroom One

Approx 2.97m x 3.30m

Bedroom Two

Approx 3.93m x 2.64m

*At widest point

Bedroom One



Bedroom Two



Open Plan Kitchen/Lounge



Open Plan Kitchen/Lounge

