

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All fitted floor coverings, curtains and blinds. Some items of furniture are available under separate negotiation.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

D

#### Viewing

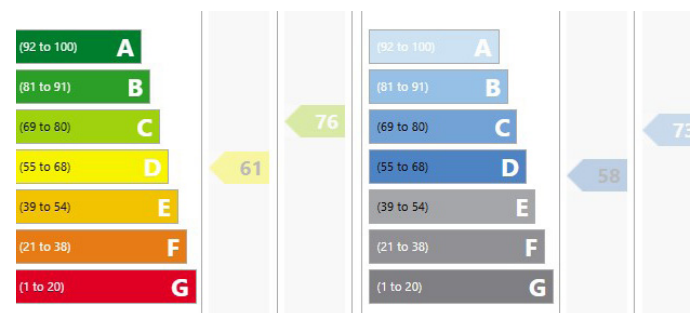
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £240,000  
 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.



## 2 Borlum Road

## Inverness

## IV2 4RN

An immaculate two bedroomed, detached bungalow with an integral garage and driveway, located in the well-sought after area of Holm.

**OFFERS OVER £239,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

🖨 01463 22 51 65

### Property Overview



Detached Bungalow



2 Bedrooms



1 Reception



Conservatory



2 Shower Rooms



Gas



Garden



Garage







**Bedroom One**



**Shower Room One**







Lounge



Shower Room Two

### Property Description

Viewing of 2 Borlum Road is recommended to be able to appreciate the accommodation on offer, as well as the size of the plot it occupies. Located in the sought-after area of Holm, this substantial, two bedroomed detached bungalow will appeal to a variety of potential purchasers and offers a wealth of features including gas central heating, double glazed windows, oak doors, an integral garage, off-street parking, and well-proportioned accommodation that is spread over one floor. Inside comprises an entrance vestibule and entrance hall, a bright and spacious lounge with a feature electric fire, a modern kitchen/breakfast room, and a rear hall which gives access to the integral garage, a shower room and the rear elevation. Completing the accommodation are the two double bedrooms, one which benefits from en-suite shower room and conservatory, and the other which is currently being utilised as a formal dining room. The kitchen/breakfast room provides space for a table and chairs, and is fitted with wall and base mounted units with worktops and splashback tiling, a double, stainless steel sink with mixer tap and drainer, and the integrated goods include an electric oven and grill, an electric hob with extractor fan over and a washing machine. Both the shower rooms are modern and both feature wash hand basins, WC's, bidets, and tiled shower cubicles with main shower.

Externally, the property has gardens to the front and rear elevations. The front garden is laid to lawn with mature plants, with a driveway leading to the garage that has an up and over door, power, lighting, base mounted units with a stainless steel sink and mixer tap. The rear garden is a generous size, and feature matures plants and shrubs. It is fully enclosed by timber fencing, and is combination of lawn and gravel, with a well placed patio area. Sited here is a timber shed, which is included in the sale. The property is situated in the rarely available Holm district of Inverness. Holm Primary school is within close proximity, along with the community gardens located at Ness Side. Local amenities include a post office, supermarket, petrol station and regular bus services into Inverness city centre where a more comprehensive range of amenities can be found including high street shops, the Eastgate Shopping Centre, train station, post office, a bus station, public houses, hotels, and restaurants.



Conservatory



Bedroom Two/Dining Room

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.91m x 1.93m

Entrance Hall

Lounge  
Approx 5.44m x 3.25m

Kitchen/Breakfast Room  
Approx 4.83m x 3.00m

Rear Hall

Shower Room Two  
Approx 2.15m x 1.39m

Bedroom One  
Approx 3.87m x 3.48m

Conservatory  
Approx 2.60m x 2.92m

Shower Room One  
Approx 2.28m x 1.92m

Bedroom Two/Dining Room  
Approx 2.72m x 3.50m

Garage  
Approx 3.97m x 3.14m

