

#### Services

Mains gas, electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and white goods. Some items of furniture are available by separate negotiation.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

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#### Viewing

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

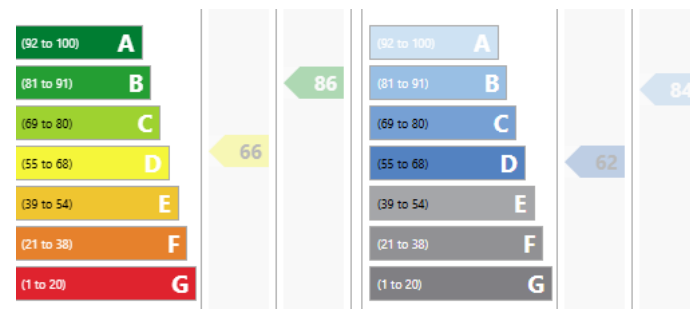
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £190,000

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



## 54 Old Perth Road

## Inverness

## IV2 3RL

Located in the popular area of Drakies, this three bedroomed semi-detached villa is fully double glazed, has gas central heating, gardens and a detached garage.

**OFFERS OVER £188,000**

📍 The Property Shop, 20 Inglis Street, Inverness

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### Property Overview





Kitchen



Kitchen





Bedroom One



Bedroom Two







Lounge



Bedroom Three

### Property Description

This appealing, three bedroomed semi-detached villa with single detached garage and gardens is situated in the established residential Drakies area of the city and will appeal to many. It offers spacious rooms that has been designed for comfortable family living, and is ideally located within walking distance to Drakies Primary School and Inverness Royal Academy, as well as Raigmore Hospital and Inverness UHI. Spread over two floors, the accommodation within requires slight modernisation, boasts bright and airy rooms, double glazing, gas central heating, a private rear garden, and off-street parking for two vehicles. The ground floor has a welcoming, double aspect lounge with feature electric fire and gives access to a dining room/office through glass panelled doors. Located to the rear elevation, the kitchen is fitted with wall and base mounted units with worktops and complimentary splashbacks, and has a sink with mixer tap and drainer and an electric hob and oven. Free-standing goods included in the sale consist of a washing machine and a fridge-freezer. From here, a door opens onto the rear garden, and offers a great deal of light to flood the room on sunny days. Completing the ground floor is the shower room which is fitted with a three piece suite comprising a vanity wash hand basin, a WC and tiled shower cubicle. Upstairs, there is a landing, and three bedrooms, two having built-in storage. Further storage is provided by the way of an under-stair cupboard, as well as the loft which can be accessed from bedroom two.

Outdoors, the garden to the front elevation is laid to lawn with a delicate flower border. There is a tarmac driveway which runs to the side elevation and provides space for off-street parking and leads to the single garage which has power and lighting. The private rear garden has a greenhouse, is fully enclosed by fencing, and is a combination of lawn and patio. Local amenities include a hairdressers, the Fluke pub and a Tesco Supermarket. There is a regular bus service to and from the city centre which is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living.



Dining Room



Shower Room

### Rooms & Dimensions

Entrance Hall

Lounge  
Approx 3.06m x 6.99m\*

Kitchen  
Approx 2.35m x 2.93m

Dining Room  
Approx 2.88m x 1.78m

Landing

Shower Room  
Approx 2.07m x 1.67m

Bedroom One  
Approx 3.90m x 2.36m

Bedroom Two  
Approx 3.97m x 2.36m

Bedroom Three  
Approx 2.80m x 1.87m

Garage  
Approx 3.01m x 6.02m

\*At widest point

