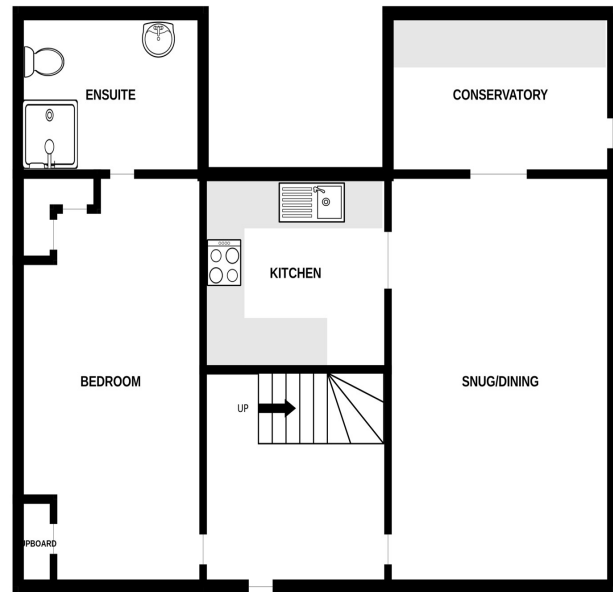
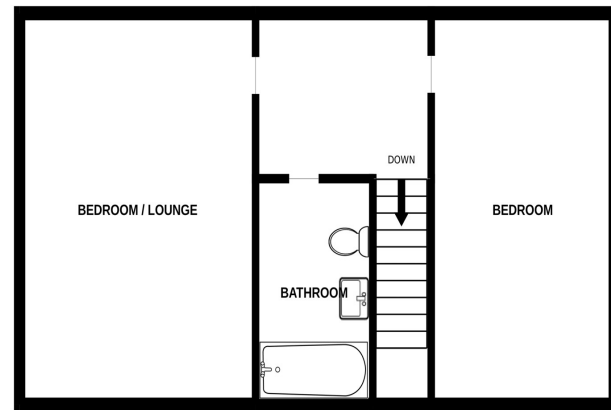


GROUND FLOOR



1ST FLOOR



Services

Mains electricity, gas, water and drainage.

Extras

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

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.

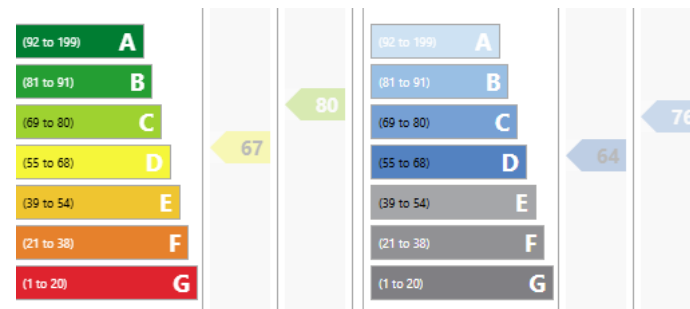
Entry

By mutual agreement.

Home Report

Home Report Valuation - £310,000

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



The Rowans, 15 Mid Street Clachnaharry, Inverness IV3 8RD

A rare opportunity to purchase a three bedroomed end-terraced villa that benefits from stunning views over the Caledonian Canal and beyond.

OFFERS OVER £310,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

🖨 01463 22 51 65

Property Overview





Bedroom One



En-Suite Shower Room





Property Description

Located in the heart of Clachnaharry with breathtaking views over the famous Caledonian Canal and Beaully Firth, this pleasant three bedroomed, end-terraced villa is well proportioned throughout and benefits double glazed widows, gas central heating, ample storage provisions, off-street parking, a garden and a large attached garage. On entering the property, you are met with a conservatory, off which can be found a cosy snug/dining room with a feature electric fire, a modern kitchen, hallway and a stylish double bedroom with three fitted storage cupboards and a fully tiled en-suite shower room. The stylish kitchen is fitted to a high standard and boasts a number of wall and base mounted units and worktops, splashbacks, and a 1 ½ stainless steel sink with mixer tap and drainer; Integral goods include an eye-level electric oven/grill and microwave, a gas hob with extractor fan over and a dishwasher. Included in the sale is a washing machine and fridge-freezer. From the hall, stairs rise to the first floor accommodation which consists of a landing, a fully tiled bathroom with WC, wash hand basin and a bathtub, and is completed by two double bedrooms (both being dual aspect) and one which is currently utilised as a chic, formal lounge. With the use of clever glazing, this striking rooms benefits from an a natural abundance of light, with the large window making the most of the uninterrupted views over the Caledonian Canal and Beaully Firth and features a living-flame gas fire set within a wooden surround on a slate hearth. Externally, the rear elevation is fully enclosed and is of low maintenance being laid to artificial lawn, with a perfectly positioned patio area to enjoy the sunshine and stunning views. The property has off-street parking, located in front of the garage, which has power, lighting and an electric door for easy access. This property will suit a variety of potential purchasers and viewing is highly recommended to fully appreciate the size and location. The Rowans is close to local amenities including a petrol station and a Co-op supermarket. There is a regular bus service into Inverness City Centre where a comprehensive range of amenities can be found including bus and train stations, a Post Office, pharmacies, cafés, bars, restaurants, the Eastgate Shopping Centre and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.



Rooms & Dimensions

Entrance Hall

Snug/Dining Room
Approx 3.87m x 4.52m

Kitchen
Approx 2.58m x 2.94m

Conservatory
Approx 1.64m x 3.69m

Bedroom One
Approx 3.45m x 4.72m*

En-Suite Shower Room
Approx 2.81m x 1.86m

Landing

Bedroom Three
Approx 5.12m x 2.86m

Bathroom
Approx 2.08m x 3.42m

Bedroom Two/Lounge
Approx 5.21m x 3.90m

Garage
Approx 5.45m x 5.47m

*At widest point

