



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows.

Council Tax Band

B

Viewing

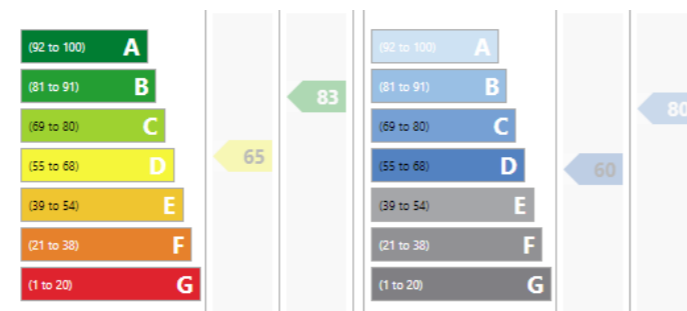
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £175,000
 A full Home Report is available via Munro & Noble website.



70 Morvich Way
Inverness
IV2 4PJ

A four bedroomed, end-terraced villa which has gas central heating, gardens, and a double garage and is located in the established Hilton area of the city.

OFFERS OVER £173,000

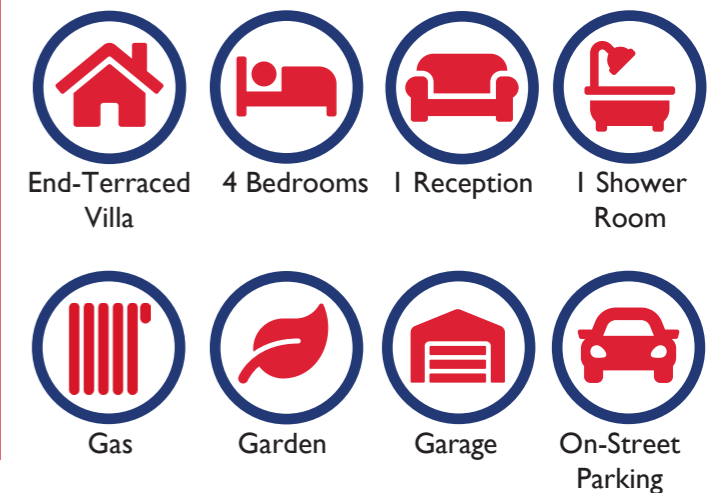
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ 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/Breakfast Room



Kitchen/Breakfast Room



Bedroom One



Ground Floor Bedroom





Lounge



Shower Room

Property Description

A fantastic opportunity to purchase a four bedroomed end-terraced villa located in the established Hilton district of Inverness, that is within easy walking distance of a number excellent facilities and Inverness city centre. This family sized home offers many pleasing features including gas central heating, double glazing, a double garage, and generous garden grounds. The accommodation is well proportioned throughout and is spread over two floors with the ground floor comprising an entrance hallway, a ground floor bedroom, a kitchen/breakfast room, and a cosy rear facing lounge. The well equipped kitchen/breakfast room comprises wall and base mounted units with worktops, has complimentary splashbacks, a sink with drainer and mixer tap and ample storage provisions. A breakfast bar provides space for informal dining, and there is an integral fridge-freezer, a gas hob with extractor fan over and an electric oven. From the entrance hall, stairs rise to the first floor accommodation which consists of a landing with loft access, a shower room which has a wash hand basin, a WC and fully tiled shower cubicle with electric shower, two double bedrooms and a single bedroom with built-in wardrobes with mirrored sliding doors. The current owner had obtained planning permission for an extension and the development of two flats to the rear of the property. This has now lapsed, but could potentially be granted again subject to gaining the relevant warrants and permissions.

The garden surrounds the property, with the front garden being laid to a combination of lawn, gravel and lock-block, and is fully enclosed by walling. Two gates from the side elevation give access to the rear garden and double garage, which has up and over doors, power and lighting. There is additional on-street parking for visitors to the side and rear of the property. This rear garden is enclosed by walling, and is laid to lock-block, making this easy to maintain. This home would suit a range of prospective purchasers including first-time buyers, young families or those looking for a property with great letting potential. Viewing is recommended to appreciate the potential within. Hilton is an established residential area and has local amenities and services located nearby including Dow's Bar, a chemist, a general store, and a hairdressing salon. Primary and Secondary schooling is located nearby, and a regular bus service runs to and from Inverness city centre where a larger range of amenities can be found.



Bedroom Two



Bedroom Three

- Rooms & Dimensions**
- Entrance Hall
 - Ground Floor Bedroom
Approx 3.16m x 3.55m
 - Kitchen/Breakfast Room
Approx 3.28m x 5.11m
 - Lounge
Approx 3.12m x 3.56m
 - Landing
 - Shower Room
Approx 2.78m x 1.66m
 - Bedroom Two
Approx 3.16m x 3.55m
 - Bedroom One
*Approx 3.71m x 4.33m**
 - Bedroom Three
Approx 2.79m x 2.34m
 - Garage
Approx 5.71m x 5.80m
 - Gym
Approx 5.54m x 2.54m
- (*At widest point)

