

Services

Mains water, drainage, gas, and electricity.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

C

Viewing

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

Entry

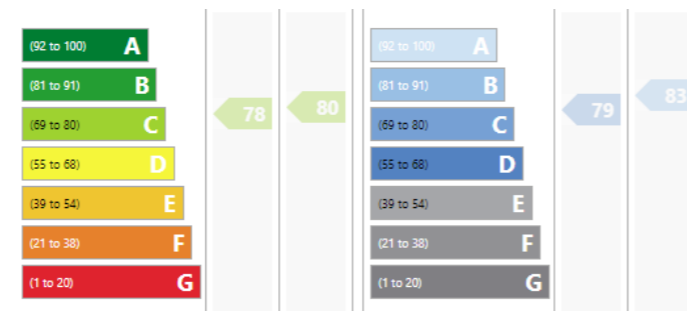
By mutual agreement.

Home Report

Home Report Valuation - £150,000
A full Home Report is available via Munro & Noble website.

Factoring Fee

Approximately £700 per annum.



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.

**33 Wester Inshes Court
Inverness
IV2 5HS**

An immaculate, two double bed roomed, first floor flat located in Wester Inshes, that is fully double glazed and has gas central heating.

OFFERS OVER £150,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Property Description

Located in a quiet position, this impressive two bedroomed first floor flat is located in the desirable Wester Inshes area of the city and will suit a variety of potential purchasers including first time buyer, young professionals or those looking for a property with great rental potential. Offering accommodation that is in walk-in condition throughout, early viewing is highly recommended to fully appreciate the location and the size of the accommodation within. The property boasts its own independent access and this comprises an entrance vestibule that leads to stairs rising to the first floor, an entrance hall, off which can be found a bright and roomy lounge, a kitchen/breakfast room, a stylish bathroom, and two spacious bedrooms, both having fitted wardrobes, with the principle bedroom wardrobes being mirrored. The kitchen/breakfast room has a breakfast bar and is fitted with attractive wall and base mounted units with worktops and complimentary splashback tiling, a 1 1/2 stainless steel sink with mixer tap and drainer, and an integrated electric oven and hob with extractor hood over. The bathroom comprises a WC, a wash hand basin within a vanity unit, and a bathtub with electric shower over. The property benefits from a large cupboard in the hallway and further pleasing features include gas central heating and double glazing.

33 Wester Inshes Court sits within a well-kept communal ground area and has a shared garden to the front and rear elevation. To the front elevation, there is resident parking and visitor parking. The property is close to many amenities including Inshes Retail Park, Tescos supermarket and petrol station and a selection of shops. The property is also close to Raigmore Hospital, Beechwood Business Park, the Police Headquarters and Inshes Primary School.

Rooms & Dimensions

Entrance Hall

Bedroom Two

Approx 3.16m x 2.90m

Bathroom

Approx 2.28m x 1.79m

Kitchen/Breakfast Room

Approx 2.29m x 2.98m

Lounge

Approx 3.32m x 4.39m

Bedroom One

Approx 2.69m x 3.38m

Kitchen/Breakfast Room



Bathroom

