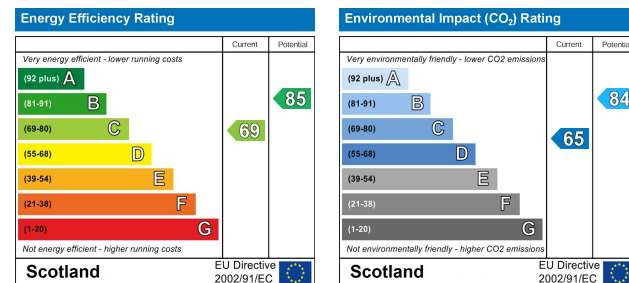


Ground Floor

First Floor



32 Johnston Place, Inverness, IV2 4JH

3 Bedroom Mid-Terraced Villa Located in the Popular Hilton Area of the City

- Entrance Vestibule
- Lounge/Dining Room
- Kitchen/Breakfasting Room
- 3 Bedrooms
- Shower Room
- Front & Rear Garden Grounds
- Good Storage Provision
- Gas Central Heating
- Double Glazing
- EPC Band - C



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED
 Telephone: 01463 253 911 | Fax: 01463 711 083
 Ullapool Office: Village Hall, Ullapool
 Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)
www.andersonshaw.com | property@solicitorsinverness.com

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



Offers Over £150,000

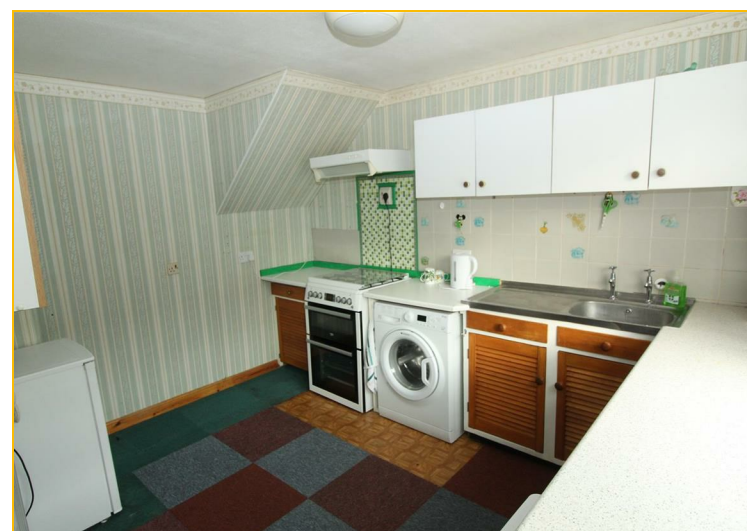


DESCRIPTION

This mid-terraced villa affords well proportioned accommodation throughout and benefits from double glazing and gas central heating. The double aspect lounge provides ample room for dining whilst the kitchen has a selection of base and wall mounted units and also allows space for eating. All three bedrooms are of a good size, two appreciating fitted cupboards. The property enjoys an easily maintained garden to front and rear. Viewing of this very comfortable family home is recommended.

LOCATION

The property is conveniently located in the residential area of Hilton approximately 2 miles from the city centre with a regular bus service. Local amenities include the nearby Balloan Shopping area where there is a general store, hairdresser, pharmacy. There is also a bar/diner and the distributor road is close at hand along with the nearby Inshes Retail Park which boasts a range of additional facilities including a gym, takeaway along with a good selection of retail outlets. Primary children would attend Cauldeen Primary School which is within walking distance and older children would attend Inverness Royal Academy, a short distance away.



DIRECTIONS

From the Town House in the centre of the city, travel along Castle Street and at the top of the hill bear left onto Old Edinburgh Road. At the traffic lights continue straight on bearing right at the next fork remaining on Old Edinburgh Road. Continue on this road for some considerable distance until you reach the traffic lights just before Dows Bar/Diner on the right. Turn right onto Balloan Road and continue along this road. Johnston Place is the seventh turning on the right and number 32 is approximately half way along on the right hand side.

ENTRANCE VESTIBULE

2.79m x 1.29m

Carpeted staircase leading to the first floor. Large cupboard with light, shelving and coat hooks. The electric fuse box is housed in this cupboard. A door leads to the lounge.

LOUNGE/DINING ROOM

3.36m x 3.54m

This double aspect room appreciates windows looking over both the front and rear gardens. Glazed door to kitchen.

KITCHEN

3.54m x 3.33m

Fitted with base and wall mounted units incorporating tiling to splashback. Stainless steel sink with drainer. Free standing cooker. Washing machine. Under counter fridge and freezer. Door to rear garden.

UPPER LANDING

2.00m x 1.79m

Carpeted staircase leads up from the hall to the landing. Hatch with pull down ladder to the loft. Access to the three bedrooms and shower room located on this floor.

BEDROOM

2.77m x 2.33m

Overlooking the front garden of the property this bedroom offers good storage provision.

BEDROOM

4.34m x 3.69m

A good sized bedroom, again overlooking the front garden of the property.

BEDROOM

4.31m x 2.62m

This bedroom is of generous proportion, overlooks the rear garden of the property and is fitted with a cupboard which provides storage.

SHOWER ROOM

1.98m x 1.68m

This room has been adapted for disabled use and has an electric shower fitted. It benefits from non slip flooring and wet wall. There is an opaque window to the rear.

GARDEN

Both front and rear gardens have been designed with easy maintenance in mind and have been laid to stone chippings and paving slabs. There is a good selection of well established plants, shrubs and hedging. The rear garden benefits from a fully glazed lean-to sun porch, greenhouse and shed.

HEATING

The property benefits from gas central heating.

GLAZING

The property benefits from double glazing.

COUNCIL TAX

The current council tax band on this property is Band B. You should be aware that this may be subject to change upon sale.

EXTRAS

Fitted floor coverings, curtains, extractor hood, cooker, washing machine, fridge and freezer are included within the sale.

SERVICES

The property benefits from mains gas, electricity and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Viewing is strictly by appointment. Contact Anderson Shaw & Gilbert part of Ledingham Chalmers on 01463 253911 Monday - Friday 9am until 5pm to arrange an appointment to view.

EMAIL

asgproperty@solicitorsinverness.com

HSPC REFERENCE

60635