

35 Hill Street
Inverness, IV2 3AN



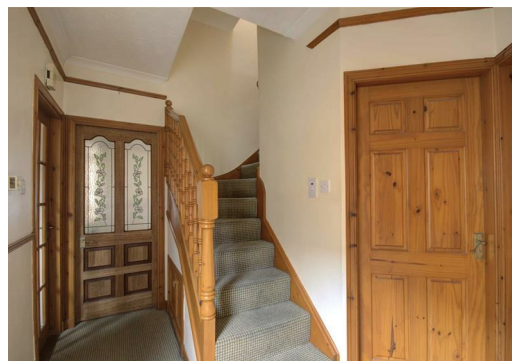
Offers Over £185,000



Nestled in the charming area of Hill Street, Inverness, this delightful semi-detached house offers a unique blend of comfort and convenience of a much desired, city centre location. Built in the 1950s, the property, which is of non-standard construction, retains a sense of character throughout. This home features two large bedrooms, in addition to a further single bedroom/office, making it ideal for families or those seeking extra space.

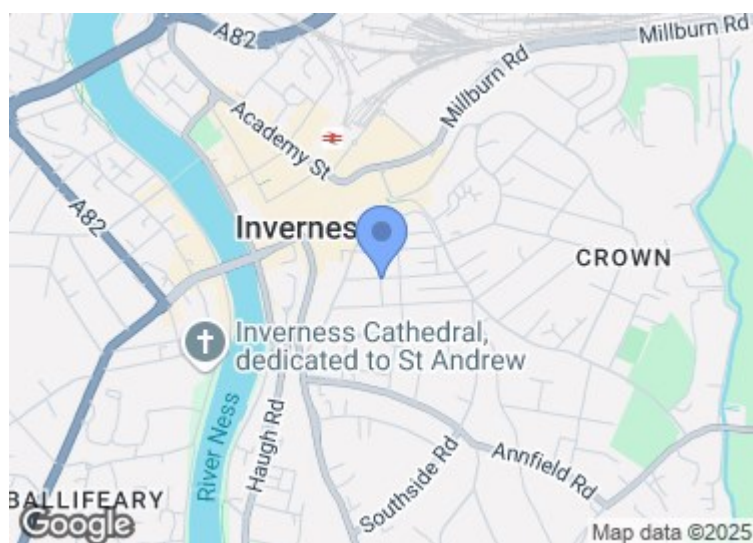
The exterior of the house includes a wraparound garden and parking for one vehicle, providing added convenience in this central area. The location on Hill Street is particularly appealing, Crown in Inverness, a conservation area offers easy access to local amenities, schools, and transport links, making it an excellent choice for those seeking a welcoming family home, with city centre convenience and accessibility.

This semi-detached house is a wonderful opportunity for anyone looking to settle in the vibrant city of Inverness, in the heart of the Scottish Highlands.





- 3 Bedroom End Terrace Property
- City Centre Location
- Off Street Parking
- Close to All Amenities
- Non-Standard Construction



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063



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PORCH & HALL

A porch to the side of the property leads via a glazed door to the hallway in the centre of the property, providing access to the lounge, diner/kitchen, bathroom and bedroom 3/office.

LOUNGE

12'1" x 13'11"

Accessed via a the decoratively panelled door, this good sized room benefits from dual aspect windows and a open cast iron fireplace. There is also access to a useful understairs cupboard from this room.

KITCHEN/DINING ROOM

11'8" x 9'10"

Spacious kitchen diner with base and wall units, integrated oven and hob and space for freestanding appliances. Quarry tiles on floor and a rear door to the back yard where off-street parking is provided.



BEDROOM 3/OFFICE

8'6" x 6'6"

A small room located on the ground floor that could be utilised as a single bedroom or perhaps as an office.

BATHROOM

8'0" x 5'1"

The bathroom comprises a white three piece suite: wash basin, w/c and bath with overhead electric shower.

FIRST FLOOR

The traditional pine-turned, carpeted staircase leads to the 2 large bedrooms on the first floor.

BEDROOM 1

13'5" x 11'10"

A spacious bedroom with dual aspect windows and two built in wardrobes.

BEDROOM 2

12'2" x 11'7"

Another large bedroom boasting dual aspect windows, with a built-in cupboard and fitted wardrobe with mirrored doors.

ADDITIONAL INFORMATION

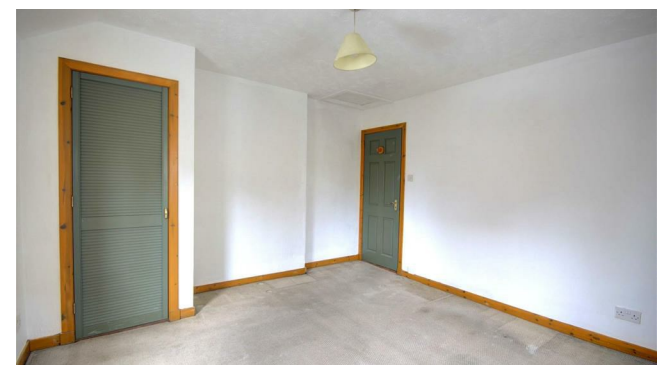
New gas central heating boiler fitted February 2022.
Shower fitted September 2023.

LOCATION

The property is located on the corner of Hill Street and Reay Street in the conservation area of Crown in Inverness. with local schools, delicatessen, hairdressers, restaurants and shops on your doorstep. Excellent schooling is available at Crown Primary School and nearby Millburn Academy. The property is in an ideal location for easy access into the city centre, which offers a full range of amenities.

PARKING

Off-street parking is possible to the rear of the property in addition to residential permit parking on the street available from the Local Authority.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	72
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	51	66
Scotland EU Directive 2002/91/EC		

Council Tax
Highland Council Band D

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 35 Hill Street, Inverness IV2 3AN, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk

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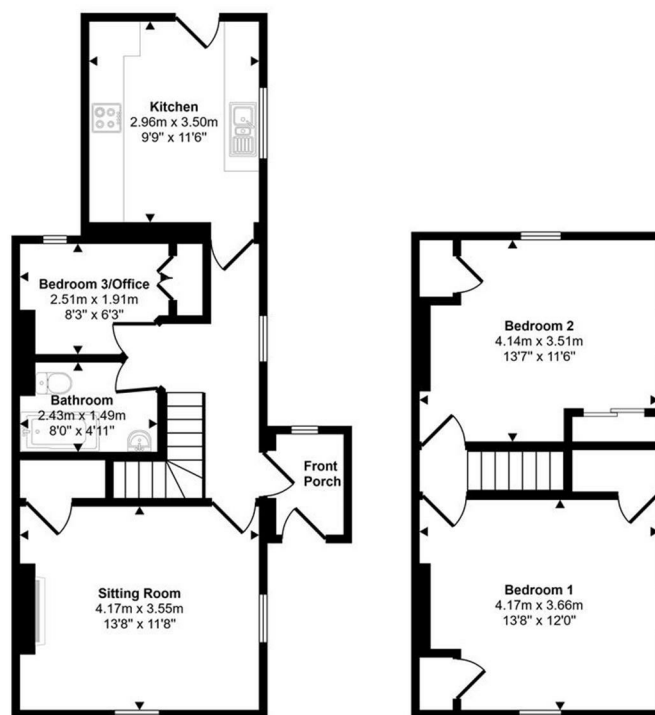
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Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 48 sq m / 513 sq ft

First Floor
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Approx. Site Plan

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