

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and white goods.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

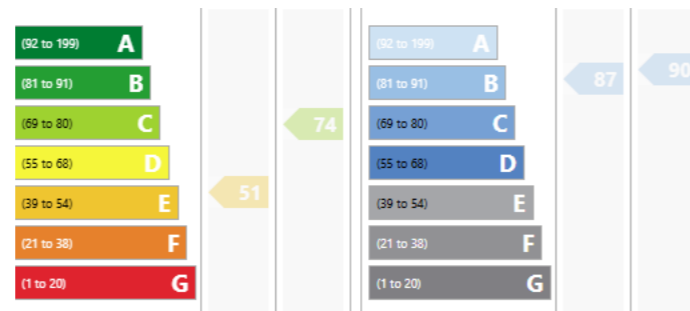
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £85,000
A full Home Report is available via Munro & Noble website.



HOME REPORT VALUATION £85,000

**49 Hilton Crescent
Inverness
IV2 3DJ**

A ground floor studio flat located in Hilton, which has electric heating, double glazed windows and shared parking.

OFFERS OVER £79,000

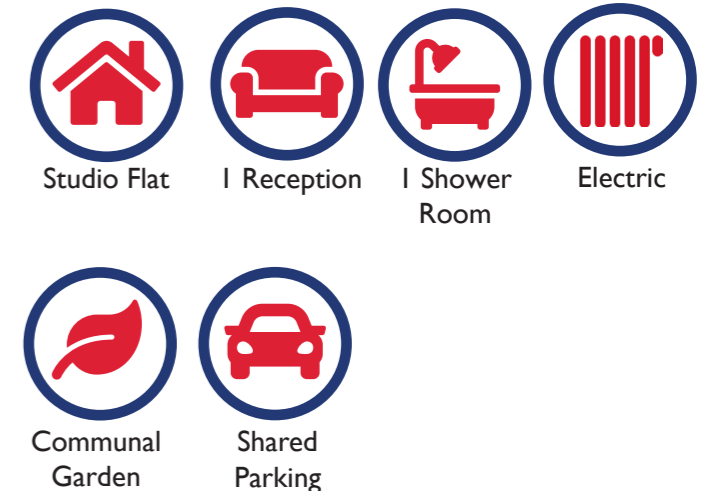
The Property Shop, 20 Inglis Street, Inverness

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.



Open Plan Lounge/Bedroom/Kitchen



Kitchen Area

Property Description

Situated in a quiet cul-de-sac in the established residential area of Hilton, this ground floor studio flat comprises a double aspect open plan lounge/bedroom with kitchen area off, and an inner hall which is fitted with a mirrored wardrobe and gives access to the shower room. In here can be found a small cupboard which houses the water tank, as well as hosting a WC, wash hand basin and a tiled shower cubicle with electric shower. The lounge is bright and can accommodate a table and chairs for dining, as well as offering a restful space for relaxing evenings. The kitchen has a front facing window and includes a free-standing washing machine, electric cooker and fridge-freezer. Storage is provided by base mounted units, which are accompanied by a sink with taps and drainer, finished by splashback tiling. The property has electric heating, double glazed windows and further to this, has been freshly painted throughout, and will make a great purchase for those stepping on to the property ladder, buy to let investors or someone looking to downsize.

Outside, grounds laid to lawn surround the property and partially enclosed by walling with scattered mature trees. There is shared parking area to the front elevation, with ample space for residents and visitors. It is also located on a bus route, making it easy to get around the city.

Hilton Crescent is a popular and well-established residential area of Inverness, valued for its convenience and strong community feel. A wide range of everyday amenities can be found at the nearby Balloan Shopping Area, including a pharmacy, convenience store, lounge bar/diner, fast food outlets, hairdressers and nail salon. Excellent transport links are provided by the nearby Southern Distributor Road, offering swift access throughout the city and to key employment centres such as Raigmore Hospital, Police Headquarters, Beechwood Business Park, LifeScan and Bannatyne Health Club. Additional retail and leisure facilities are available at the nearby Inshes Shopping Centre. Inverness city offers an excellent quality of life with a wide range of cultural, leisure and commercial amenities, together with direct road, rail and air links to major cities throughout the UK.



Open Plan Lounge/Bedroom/Kitchen



Inner Hall

Rooms & Dimensions

Inner Hall

Lounge/Bedroom

Approx 5.38m x 3.49m

Kitchen

Approx 2.20m x 5.67m

Shower Room

Approx 2.09m x 1.38m



Shower Room

