

Services
 Mains water, gas, electricity, and drainage.

Extras
 All carpets, fitted floor coverings, blinds and some curtains. Other items of furniture are available under separate negotiation.

Heating
 Gas central heating.

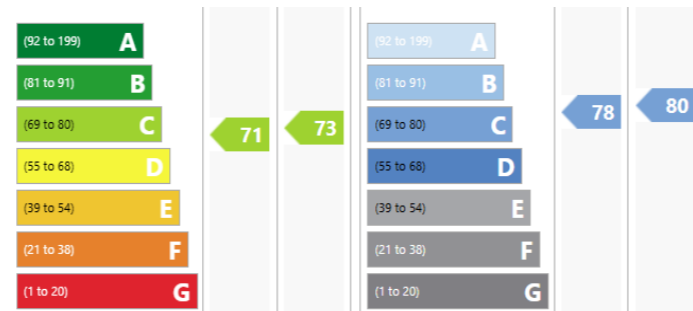
Glazing
 Double glazed windows throughout.

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 - £115,000
 A full Home Report is available via Munro & Noble website.



47 Blackwell Road
Inverness
IV2 7DZ

A one bedroomed ground floor flat that is fully double glazed, has gas central heating and garden grounds.

OFFERS OVER £115,000

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.



Lounge



Kitchen

Property Description

Located in the popular residential area of Culloden, this ground floor flat benefits from its own independent access, is in walk-in condition, has gas central heating and double glazed windows. The property will appeal to a wide range of prospective purchasers including first time buyers or those looking for a property with great letting potential. The accommodation within comprises an entrance vestibule, a bright and spacious lounge, an inner hallway (with two storage cupboards), a kitchen, a conservatory, which gives access to the rear elevation, a double bedroom (with fitted wardrobes) and a bathroom. The kitchen boasts wall and base mounted units with worktops and splashback tiling, a stainless steel sink with mixer tap and drainer, plumbing for a washing machine, and the integrated goods include an electric oven and hob with extractor fan over. The bathroom is partially wet walled and comprises a WC, a wash hand basin within a vanity unit and a bathtub with electric shower over. Externally, the property has its own well-kept garden to the rear and side elevation which is fully enclosed by timber fencing, predominantly laid to lawn and has a patio area to the rear which is perfectly positioned to enjoy a spot of al-fresco dining. Sited here and included in the sale are two timber shed both having a power supply. There are excellent local amenities within walking distance including shops, pub and restaurant, butcher, bakers, post office, pharmacy, doctors, nursery and hairdressers. Primary School and Secondary/Community School (Pool and Leisure Centre). Regular buses provide access to Inverness city centre and Raigmore Hospital/Inshes retail park, which offers a wide range of shops, restaurants, recreational and leisure facilities, whilst Inverness Shopping Park (Eastfield Way) has a variety of shops, restaurants and VUE cinema. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are nearby.

Rooms & Dimensions

- Entrance Vestibule
Approx 1.29m x 0.94m
- Lounge
Approx 4.86m x 3.31m
- Inner Hall
- Bathroom
Approx 1.68m x 1.92m
- Kitchen
Approx 3.40m x 1.83m
- Conservatory
Approx 2.99m x 2.23m
- Bedroom
Approx 3.40m x 2.64m



Conservatory



Bedroom



Bathroom

