



Services
 Mains water, gas, electricity, and drainage.

Extras
 All carpets, fitted floor coverings, curtains, blinds, TV and white goods. Some items of furniture are available by separate negotiation.

Heating
 Gas central heating.

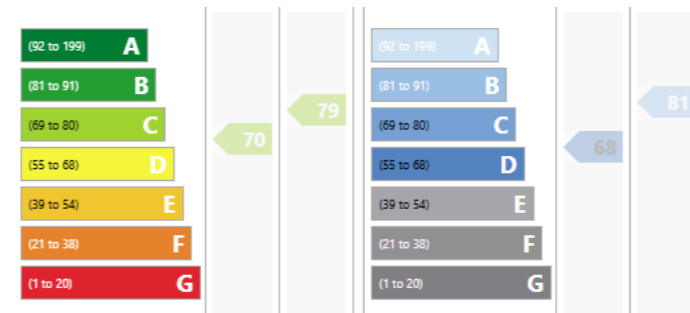
Glazing
 Double glazed windows throughout.

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 - £210,000
 A full Home Report is available via Munro & Noble website.



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.



**2 Reay Street
 Inverness
 IV2 3AJ**

An excellent opportunity to purchase a spacious two bedroomed, ground floor flat situated in the desirable Crown area of Inverness.

OFFERS OVER £210,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Semi-Detached House
- 2 Bedrooms
- 1 Reception
- Sunroom
- 2 Shower Rooms
- Gas
- Driveway



Kitchen



Kitchen



Bedroom One



Bedroom One En-Suite Shower Room





Lounge/Diner

Property Description
 Conveniently located to close a number of excellent amenities, 2 Reay Street is an attractive two bedroomed ground floor flat which benefits from its own independent access, a well placed sunroom, and off-street parking. The property would make a ideal purchase for first time buyers, young professionals, or those looking for a property with excellent rental opportunity, and early viewing is encouraged. Internally, a nicely proportioned entrance hall lends privacy before entering the front facing lounge which is light and airy due to it's large bay windows, and allows space for a small table and chairs for dining. From here, a door gives access to the inner hall, which has fitted storage facilities, and doors to the kitchen, a modern shower room with a three piece suite, and two double bedrooms. Bedroom two has the advantage of built-in wardrobes with mirrored sliding doors, with the principal bedroom boasting a fully tiled en-suite shower with vanity wash hand basin, WC, and shower cubicle with feature lighting. The kitchen is a light and airy room and is fitted with glossy wall and base mounted units. There is a good amount of worktop space complemented by stylish tiling, plus a 1/2 stainless steel sink with mixer tap and drainer. An induction hob with fan over, electric oven, fridge-freezer, washing machine and dishwasher completes the integral white goods. A super feature of this flat is the sunroom, which is accessed from the kitchen. This warm and well positioned room lies to the side elevation, and is a lovely spot to relax or dine throughout day and evening. It also gives access to the rear elevation where there is a small gravel area and a useful shed. Externally, the side garden, which is laid to gravel doubles as a driveway and allows off-street parking for one vehicle. Crown is a conservation area and one of the most desirable residential areas of Inverness, with a wide range of local amenities including a newsagent with post office, pharmacy, coffee shops, delicatessen, bakers, hairdressers, barbers and two hotels with bars and restaurants. There are both doctors and dental surgeries close by. Excellent schooling is available at Crown Primary School and nearby Millburn Academy. The property is in an ideal location for easy access into Inverness city centre. The city centre is a just a short walk away down the Market Brae steps and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.



Sunroom

Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 5.75m x 4.12m
 - Inner Hall
Approx 1.52m x 2.97m
 - Bedroom Two
Approx 2.56m x 3.99m
 - Bedroom One
Approx 3.01m x 3.30m
 - Bedroom One En-Suite
Shower Room
Approx 3.24m x 1.50m*
 - Shower Room
Approx 1.41m x 2.09m
 - Kitchen
Approx 3.02m x 3.93m
 - Sunroom
Approx 1.93m x 3.50m
- *At widest point



Shower Room



Lounge/Diner



Entrance Hall



Bedroom Two