

**Services**

Mains water, gas, electricity, and drainage.

**Extras**

All carpets, fitted floor coverings, curtains, blinds & a selection of potted plants. The dining room & coffee table, sideboard & fridge-freezer are available by separate negotiation.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

B

**Entry**

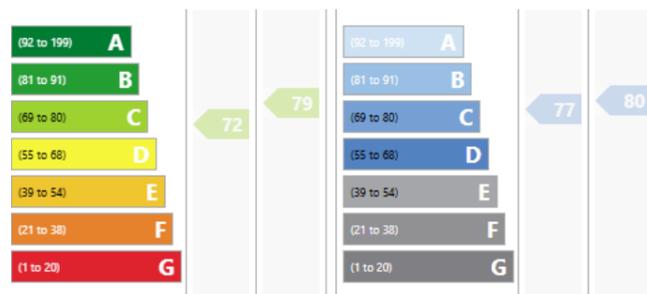
By mutual agreement.

**Viewing**

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

**Home Report**

Home Report Valuation - £160,000  
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.

**74 Kintail Crescent  
Inverness  
IV2 4PQ**

*This generous, three bedroomed mid-terraced villa is located in the established Hilton area of the city and boasts front and rear gardens, gas central heating and on-street parking.*

**OFFERS OVER £160,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Mid-Terraced House
- 3 Bedrooms
- 2 Receptions
- 1 Shower Room
- Gas
- Garden
- On-Street Parking





**Bedroom One**



**Bedroom Two**



Lounge



Shower Room

**Property Description**

74 Kintail Crescent is a fantastic, three bedroomed mid-terraced house with garden grounds that enjoys a perfectly positioned plot in a quiet street in the district of Hilton. This attractive home is sure to appeal to a number of prospective purchasers including first time buyers, young couples and families, as it provides a fantastic space for modern day living and entertaining. Inside you are treated to a number of excellent features including a fitted kitchen, Karndeian flooring, double glazed windows and gas central heating. Upon entering the property, you are greeted with the bright and airy entrance hall which has doors to the kitchen/pantry and lovely lounge. This welcoming space is ideal for enjoying cosy evenings indoors, and in turn leads to the formal dining room through an open archway. From here, a glass panelled door opens into the kitchen (that can also be accessed from the hall) and has a door to the rear garden, plus a large window generating an abundance of light throughout the day. This room features a range of wall and base mounted units with worktops and splashback tiling, has a sink with mixer tap and drainer, and integrated appliances including a gas hob with fan over and an eye-level electric oven. There is plumbing for a washing machine, and space for tumble dryer and fridge-freezer. From the hall, stairs rise to the first floor which has a landing, a shower room and three double bedrooms, all of which have storage facilities. The partially floored loft has electricity, is accessed from the landing, and offers additional storage if required. The fully tiled shower room comprises a WC, a vanity wash hand basin, and a shower cubicle, completed with stylish wet-walling. Outside offers a great space, with the front garden being laid to lawn and is enclosed by mature hedging and fencing. The rear garden is low maintenance and incorporates areas of gravel and patio, and is fully enclosed by fencing and hedging, offering a degree of privacy. The well placed patio proposes a lovely spot to enjoy the sun and alfresco dining in a peaceful setting. A selection of colourful potted plants are included in the sale, along with the garden shed. Hilton is an established residential area and has local amenities and services located nearby including Dow's Bar, a takeaway, Pharmacy, a Scotmid store and a hairdressing salon, as well as a local post office, and butchers at the Hilton shopping centre. Primary and secondary schooling are within walking distance. A regular bus service is also available to and from Inverness city centre where a larger range of amenities can be found.

**Rooms & Dimensions**

- Entrance Hall
- Lounge  
Approx 3.58m x 4.04m
- Dining Room  
Approx 3.58m x 2.22m
- Kitchen  
Approx 3.56m x 3.29m
- Pantry  
Approx 1.79m x 1.50m
- Landing
- Shower Room  
Approx 1.98m x 1.66m
- Bedroom Two  
Approx 2.60m x 4.30m
- Bedroom One  
Approx 3.74m x 4.30m
- Bedroom Three  
Approx 2.22m x 2.81m



Bedroom Three



Lounge



Dining Room

