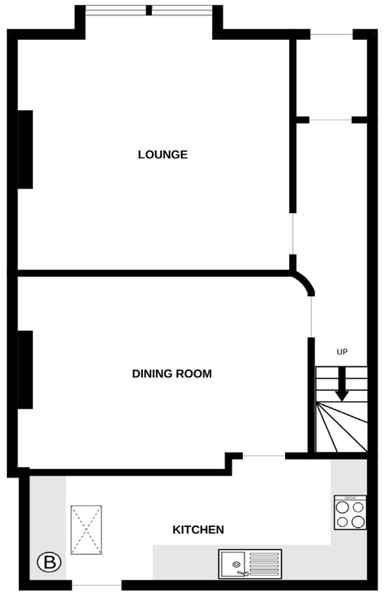
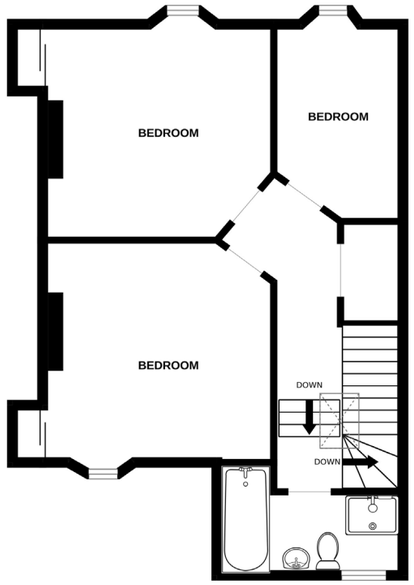




Services
Mains water, gas, electricity, and drainage.

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

Heating
Gas central heating.

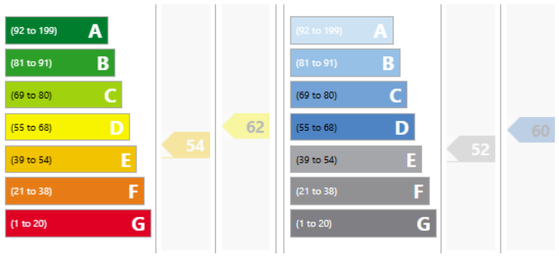
Glazing
Double glazed windows throughout.

Council Tax Band
D

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

Entry
By mutual agreement.

Home Report
Home Report Valuation - £240,000
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.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



9 Duncraig Street
Inverness
IV3 5DQ

This impressive, stone built mid-terraced villa is filled with charming period features and hosts three well presented bedrooms, and boasts an enclosed rear garden.

OFFERS OVER £240,000

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
- Office Potential
- 1 Bathroom
- Gas
- Garden
- On-Street Permit Parking


Kitchen


Kitchen


Bedroom Two


Bedroom Three

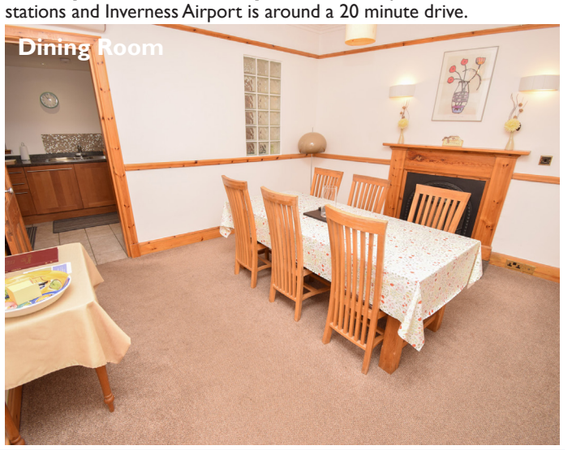


Property Description

Conveniently located close to a number of excellent amenities, this desirable mid-terraced residence located at 9 Duncraig Street is host to three lovely bedrooms, and is filled with a wealth of features including a fully fitted kitchen and bathroom, gas central heating with Smart Hive heating system, double glazed windows, and boasts an enclosed rear garden. The property represents a comfortable family home with it's versatile and spacious layout, but will also appeal to those looking for a property with excellent letting potential as it's fully licenced and currently used as a successful holiday let, offering purchasers a great income. Dating back to circa 1900, the accommodation has been thoughtfully restored over the years, yet retains much of it's period charm and character including gorgeous fire places, exposed floorboards, deep skirtings, coving, and high ceilings. You are welcomed inside via the entrance vestibule and storm door, which guides you to the entrance hall, and has further doors to the front facing lounge, dining room and features an impressive staircase. The welcoming lounge has attractive alcove shelving and exposed floorboards, and is the perfect spot for cosy evenings indoors that can be enjoyed in front of the open fire. Next door is the dining room, which offers great setting for hosting and enjoying memorable meals and gives easy access to the modern kitchen. This well appointed space is practical with sufficient mounted cabinetry, stylish worktops with a small breakfast bar, and a 1½ stainless steel sink with mixer tap and drainer. It comes complete with an integrated gas hob with fan over, an electric oven, dishwasher, washing machine and under-counter fridge/freezer. From the hall, a stairs rise to the landing which is a bright and airy space, as it affords a Velux window. A comfortable nights sleep can be enjoyed in either of the three beautifully presented bedrooms, two which are double and one being a single and could be utilised as nursery/play room, or as a home office for professionals working from home. The family bathroom is also on this level, and comprises with a tiled shower cubicle, a pedestal wash hand basin, WC, and a bath with shower head. Storage is provide by a sizeable cupboard located in the landing, along with access to a useful floored attic.

Externally, there's a small front garden which is laid to gravel with a decorative shrub and is enclosed by low-level walling and iron fencing. The rear garden can be accessed from the kitchen, and is fully enclosed by walling and high timber fencing, providing privacy and a safe space for children to enjoy the outdoors. This area is of low maintenance being laid to lawn with a bark border, and the patio area proposes an inviting spot to enjoy the sunshine and garden parties. Sited here is a useful timber shed. On-street parking is to the front elevation and requires a permit. Early viewing is essential for all discerning buyers looking for a quality and comfortable home in a sought after location.

Duncraig Street is located close to the city centre, with the castle, Ness Islands, Eden Court Theatre and Inverness Leisure just a short walk away. On the property's door step you'll find a Tesco Supermarket, pharmacy, takeaway restaurants, and hairdressers, whilst both primary and secondary schooling are also within walking distance. The city centre offers numerous restaurants, cafes, as well as the Eastgate Shopping Centre, railway and bus stations and Inverness Airport is around a 20 minute drive.







Rooms & Dimensions

Entrance Vestibule
Approx 1.36m x 1.46m

Entrance Hall

Lounge
Approx 4.45m x 3.65m

Dining Room
Approx 3.74m x 4.01m

Kitchen
Approx 2.52m x 4.67m

First Floor Landing

Bathroom
Approx 3.17m x 1.36m

Second Floor Landing

Bedroom Two
Approx 3.74m x 3.03m

Bedroom One
Approx 3.72m x 3.67m

Bedroom Three
Approx 2.15m x 3.67m





9 Duncraig Street, Inverness, IV3 5DQ