

Services
Mains gas, water, electricity and drainage.

Extras
All carpets, fitted floor coverings, curtains, and garden shed.

Heating
Gas central heating.

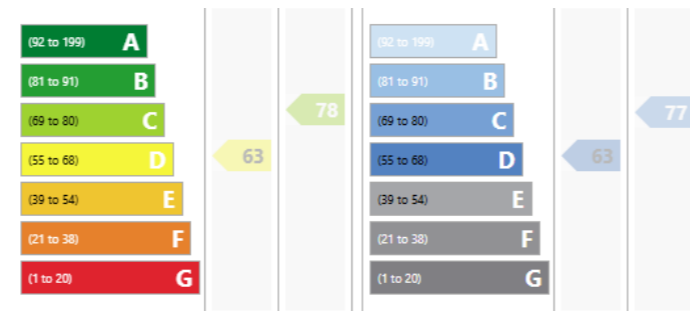
Glazing
Double glazed windows throughout.

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 - £110,000
A full Home Report is available via Munro & Noble website.



**29A Madras Street
Inverness
IV3 8DA**

A one bedroomed, end-terraced house located in the established Merkinch area of the city, that is fully double glazed, and has gas central heating.

OFFERS OVER £108,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- End-Terraced House
- 1 Bedroom
- 1 Reception
- 1 Bathroom
- Gas
- Garden
- On-Street Parking

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.



Kitchen



Lounge

Property Description

Quietly tucked away to the rear elevation, this appealing one bedroomed house located at 29a Madras Street benefits from its own independent access, an enclosed garden and on-street parking. This lovely home offers comfortable accommodation that is spread over two floors, has been freshly decorated in neutral tones, and will appeal to those looking to buy their first home, the young and elderly alike, and buy to let investors, given its excellent location and close proximity to the city centre. Access is gained from the side elevation via a gated timber fence, with a further gate allowing access to the rear garden. Internally, a small hallway leads to the kitchen and bright and cosy lounge, which provides space for a table and chairs for dining, as well as boasting French doors which open onto the garden. The kitchen is an airy, double aspect room, and is fitted with mounted cabinets, worktops and splashback tiling. There is a stainless steel sink with taps and drainer, plumbing for a washing machine and space for a cooker and fridge-freezer. The first floor hosts a bathroom which comprises a WC, a wash hand basin, and a bath with electric shower overhead and a double bedroom with fitted storage facilities. Further pleasing features include gas central heating, and double glazed windows.

Outside, there is a good sized garden which is enclosed by timber fencing and mature trees, offering privacy. It is laid to lawn with a gravel border, and a sizeable decking area proposes a lovely seating area to entertain and enjoy the sun. Sited here is a timber shed, which offers great external storage. Early viewing is recommended to appreciate this fine and perfectly formed charming home.

Madras Street is close to local amenities including a Harry Gow's bakery, Barbers, pharmacy, post office and a Co-op supermarket. There is a regular bus service into Inverness City Centre where a comprehensive range of amenities can be found including bus and train stations, cafés, bars, restaurants, Eastgate Shopping Centre and High Street shops.



Bathroom



Bedroom

Rooms & Dimensions

Hallway

Kitchen

Approx 2.43m x 3.81m

Lounge

Approx 3.87m x 3.79m

Landing

Bedroom

Approx 4.70m x 3.80m

Bathroom

Approx 1.66m x 2.56m



Lounge



Lounge