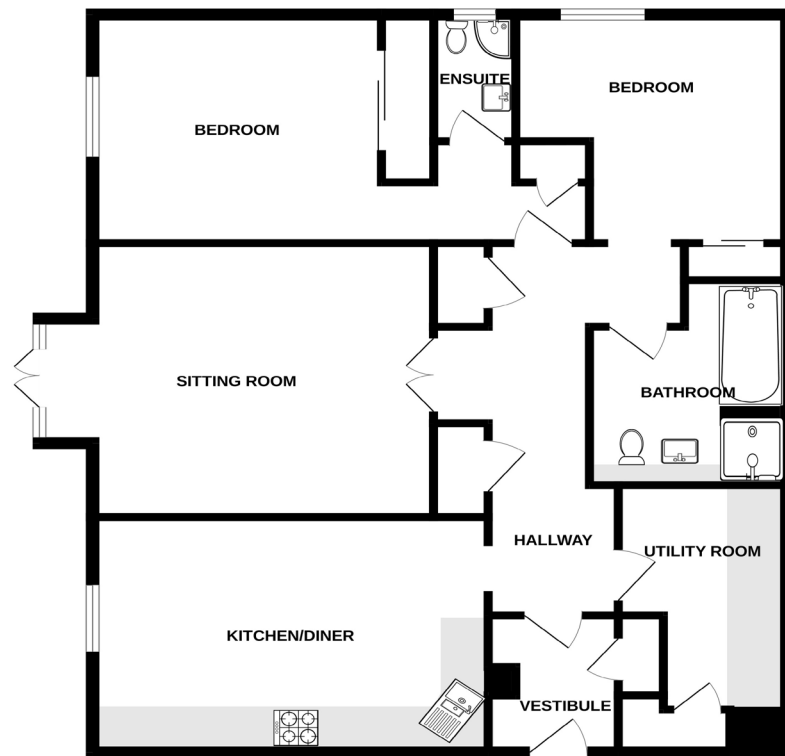




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, and white goods. All furniture is available by separate negotiation.

Heating

Underfloor gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

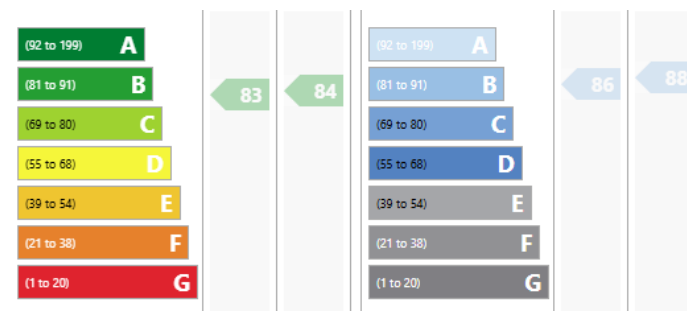
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £340,000
 A full Home Report is available via Munro & Noble website.



9 Islands House, Islands Court Inverness

IV2 4SB

This exquisite, two bedroomed second floor apartment with balcony boasts views of the River Ness, a desirable location and allocated parking.

OFFERS OVER £340,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

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📞 01463 22 51 65

Property Overview



Apartment



2 Bedrooms



1 Reception



2 Bathrooms



Underfloor Heating



Communal Garden



Allocated Parking

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom One En-Suite Shower Room





Property Description

Nested within the exclusive and seldom available Islands Court development in Inverness, 9 Islands House is pristine, second floor two bedroomed apartment which has been designed for modern day living and with comfortability in mind. Conveniently located just a short walk from the city centre, this beautifully presented home enjoys a peaceful setting, views towards the River Ness, landscaped garden grounds, and a designated parking space. A secure entry system allows access to the communal entrance hall, which is shared with just 13 other properties and has stairs and a lift leading to the second level where number 9 can be found. Inside offers a wealth of features including underfloor gas central heating, double glazed windows, an abundance of storage, cornicing and neutral décor which will appeal to many. The lightly lived-in accommodation opens on to a generous entrance vestibule and hallway, off which can be found a useful utility room, a kitchen/diner, a well-positioned lounge with feature electric fire and a family bathroom and two double bedrooms. Designed by the prestigious Ashley Ann, the fully equipped kitchen/diner offers plentiful space for a large table and chairs for memorable meals and features a range of wall and base mounted units with worktops and splashback tiling. There is a stainless steel sink with mixer tap, drainer and waste disposal unit, and integrated Neff appliances include a 5 ring gas hob with extractor fan above, a double, eye-level oven, dishwasher and a fridge-freezer. The utility room has an additional sink, a cupboard which houses the water tank, and is plumbed with a washing machine and tumble dryer. The substantial lounge forms the heart of the home, and is the perfect space to entertain or relax as a family. It is bathed in warm, ambient light through the front facing windows and French doors that lead to the balcony deck, letting the outdoors in. The double, principal bedroom is filled with natural light and has a fresh crisp feel, with fitted wardrobes and a cupboard providing sufficient storage. This room also has the luxury of a en-suite shower room, complete with a wash hand basin, WC and a fully tiled shower cubicle. A further double bedroom is located off the hall, and is fitted with a double wardrobe. Completing the accommodation is the bathroom which has a wash hand basin, WC, a tiled shower cubicle and a bath, complemented by elegant wall and floor tiling and chrome sanitaryware. Outside, the apartment is surrounded with attractive communal garden grounds which are delicately decorated with mature trees and colourful shrubs. Number 9 boasts it's own designated parking space, which is located to the right side elevation of the apartment block. Overall, this gorgeous home is in immaculate condition, making it an ideal purchase for those looking for a quality property in great location, and early viewing is essential.



Bedroom Two

Rooms & Dimensions

Entrance Vestibule
Approx 1.50m x 2.09m*

Hallway

Utility Room
Approx 2.18m x 3.19m

Kitchen/Diner
Approx 3.43m x 5.32m

Lounge
Approx 4.12m x 5.22m

Bedroom One
Approx 3.44m x 6.35m*

Bedroom One En-Suite
Shower Room
Approx 1.60m x 1.83m

Bedroom Two
Approx 3.51m x 3.41m

Bathroom
Approx 2.55m x 2.74m*

*At widest point



Bathroom



Utility Room