

Services

Mains gas, water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, and white goods. Some items of furniture are 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 - £325,000
 A full Home Report is available via Munro & Noble website.



**3 Islands House, Islands Court
 Inverness**

IV2 4SB

This attractive ground floor apartment is located close to excellent amenities and has two double bedrooms, an en-suite shower room, underfloor heating, and a designated parking space.

OFFERS OVER £325,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Apartment
- 2 Bedrooms
- 1 Reception
- 2 Bathrooms
- Underfloor Heating
- Communal Garden
- Residents' 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/Diner



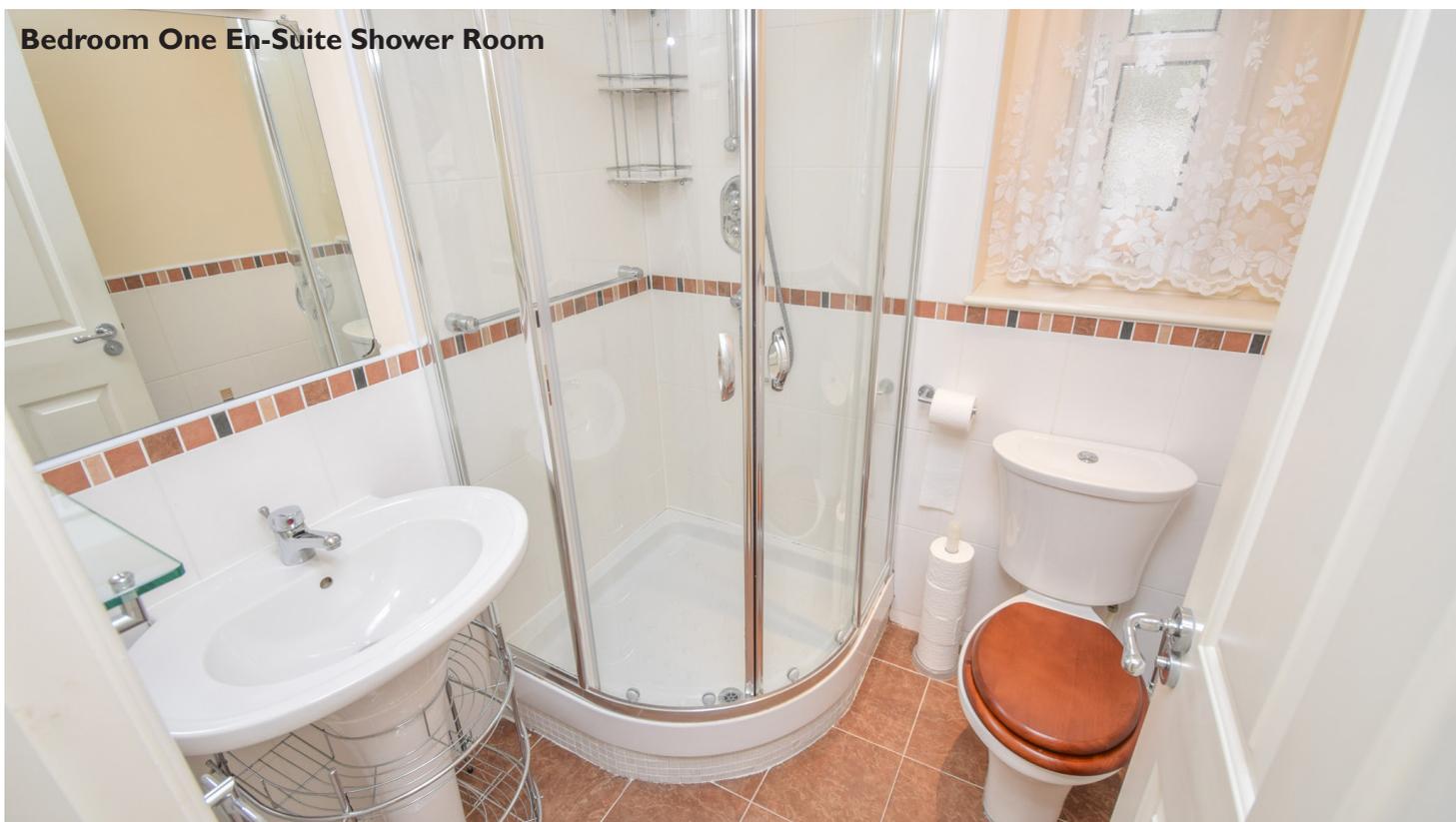
Kitchen/Diner



Bedroom One



Bedroom One En-Suite Shower Room





Lounge



Bedroom Two

Property Description

Located in a sought after position, just a short walk from the glorious River Ness, Bellfield Park and Inverness city centre, 3 Islands House is an impressive, two bedroomed ground floor apartment that lies within the prestigious Islands Court development in Inverness. This gorgeous home offers an unparalleled blend of spaciousness and comfort throughout, while having the advantage of underfloor gas central heating, sufficient storage, double glazed windows, 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 number 3 can be found to the right side elevation. Stepping inside, the inviting entrance vestibule guides you to the hallway, where you'll find a utility room, a well-equipped kitchen/diner, a generous lounge with feature electric fire which provides a focal point, a family bathroom, and finally, two fantastic double bedrooms. The well appointed kitchen/diner has been designed by the renowned Ashley Ann and is fitted with ample wall and base cabinets with worktops, and has a stainless steel sink with mixer tap, drainer and waste disposal unit. Integral appliances comprises a 5 ring gas hob with extractor fan over and an eye-level oven, fridge-freezer and dishwasher. This appealing room is a great space for entertaining, enjoying family meals and can accommodate a large table and chairs. The utility room is plumbed with a washing machine and tumble dryer, has an additional sink, a pulley and a cupboard which houses the boiler. In the lounge, French doors open on to the apartment grounds, giving the feeling of indoor/outdoor living, and cosy nights in can be enjoyed in front of the electric fire. The double, principal bedroom is fitted with triple wardrobes and a cupboard, providing excellent storage, while also having the delight of a en-suite shower room, complete with a wash hand basin, WC and a fully tiled shower cubicle. Further to this is another double bedroom which is located off the hall, and is fitted with a double wardrobe. Lastly, there is a bathroom which has a wash hand basin, a tiled shower cubicle, a bath with complementary tiling, and a WC.

Externally, the apartment is surrounded by landscaped, communal garden grounds, which are tastefully decorated with colourful shrubs and mature trees. Number 3 boasts it's own designated parking space, which is located to the front elevation.

The restful surroundings makes this home a perfect purchase for those looking for an apartment that is in walk-in condition, and is located in a prized and peaceful area.

Rooms & Dimensions

Entrance Vestibule
Approx 1.40m x 2.04m

Hallway

Utility Room
Approx 2.23m x 3.33m*

Kitchen/Diner
Approx 3.53m x 5.30m

Lounge
Approx 4.02m x 5.25m

Bedroom One
Approx 5.40m x 3.14m*

Bedroom One En-Suite
Shower Room
Approx 1.67m x 1.85m

Bathroom
Approx 2.53m x 2.73m

Bedroom Two
Approx 3.42m x 3.49m

*At widest point



Bathroom



Lounge



Utility Room



Hallway