



**Services**

Mains water, gas, electricity, and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout, with the exception of the WC having a single glazed unit.

**Council Tax Band**

E

**Viewing**

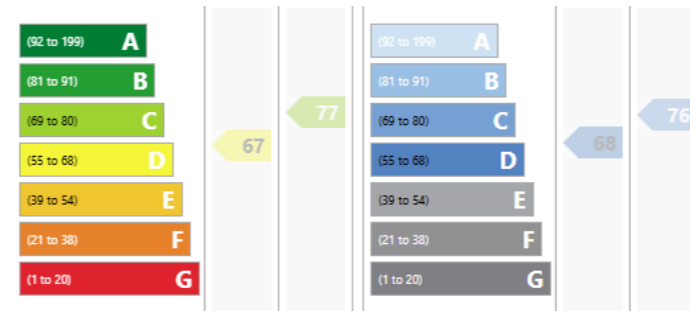
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £285,000  
 A full Home Report is available via Munro & Noble website.



**42 Rangemore Road  
 Inverness**

**IV3 5EA**

*This impressive, three bedroomed mid-terraced villa is located within walking distance of Inverness city centre and is fully double glazed, has gas central heating, and a fantastic loft conversion.*

**OFFERS OVER £283,000**

📍 The Property Shop, 20 Inglis Street, Inverness

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**Property Overview**

-  Mid-Terraced House
-  3 Bedrooms
-  2 Receptions
-  2 Bathrooms
-  Gas
-  Garden
-  On-Street Parking

**Dining Room**



**Kitchen**



**Bedroom One**



**Bedroom Two**





**Lounge**



**Loft Room**

**Property Description**

Conveniently located within walking distance of Inverness city centre, 42 Rangemore Road is a traditional stone built, three bed roomed mid-terrace villa that has been recently renovated by the current owners and lends itself well for comfortable family living. Spread over three floors, this impressive home sensitively combines modern amenities with period features, including high ceilings, deep skirtings, cornicing, solid doors and beautiful wood-burning stoves. It also has the advantage of gas central heating, double glazed windows, and excellent storage, and early viewing is encouraged to enjoy all this pleasing home has to offer. On entering the property, you are met with an entrance vestibule which opens on to the welcoming hallway, off which can be found a front facing lounge with four windows, allowing the natural light to flood the room throughout the day and a feature wood burning stove, perfect for cosy evenings indoors. To the rear lies a sizeable dining room, which also has a wood burning stove, making this a perfect spot for entertaining family and friends and the newly fitted kitchen. This room is fully fitted with a clean, contemporary aesthetic and comprises wall and base mounted units with worktops, complementary splashbacks and has a sink with mixer tap and drainer. Integral goods include gas hob with extractor fan over, an electric oven and fridge-freezer. The ground floor is completed by a rear vestibule, which gives access to the garden, as well as a useful WC, and utility cupboard which has plumbing for washing machine. From the hallway, a staircase rises to the split level landing and gives access to the bathroom, two double bedrooms and a single bedroom, which all come with fitted storage. An excellent feature of this home is the loft space, which is accessed from the single bedroom via a fixed ladder. This bright, versatile space offers multiple uses to suit ones needs, and is fitted with power, lighting, and two Velux windows. The bathroom is modern and has stylish wet-walling and consists of a vanity wash had basin, WC, and bath with shower over. Outside, the front garden is laid to gravel, with a sprinkling of shrubs and is enclosed by walling and iron fencing. The generous rear garden is fully enclosed by timber fencing, offering privacy and is softly decorated with a colourful and attractive shrub border. A well positioned patio area provides space for enjoying the sunshine and outdoor dining, with the remainder of the garden being laid to lawn with paved slabs, keeping it low maintenance. Sited within the grounds is a garden shed. On-street parking is available to the front elevation of the property. Local amenities and services include a Spar shop, Eden Court Theatre, Inverness Aquadome and Sports Centre and supermarket shopping. There are lovely walks within minutes of the property, including Ness Islands, Whin Park, and the Caledonian canal. Primary schooling is available at Dalneigh & Central Primary School, with Secondary pupils attending the Inverness High School. The City Centre is a short walk over the bridge and provides an extensive choice of shopping, restaurants and recreational activities associated with city living.

**Rooms & Dimensions**

Entrance Vestibule  
Approx 1.08m x 0.92m

Entrance Hall

Lounge  
Approx 3.74m x 5.12m

Dining Room  
Approx 3.87m x 3.53m\*

Kitchen  
Approx 2.33m x 2.58m

Rear Vestibule  
Approx 0.98m x 1.65m

WC  
Approx 1.58m x 1.58m

Bathroom  
Approx 1.98m x 1.55m

Landing

Bedroom Two  
Approx 3.70m x 3.78m

Bedroom One  
Approx 4.09m x 3.05m

Bedroom Three  
Approx 2.88m x 2.03m

Loft Room  
Approx 5.66m x 4.45m

\*At widest point



**Bathroom**



**Bedroom Three**

