

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains, blinds, a washing machine and conservatory furniture. A stair lift is also available under separate negotiation.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

B

#### Viewing

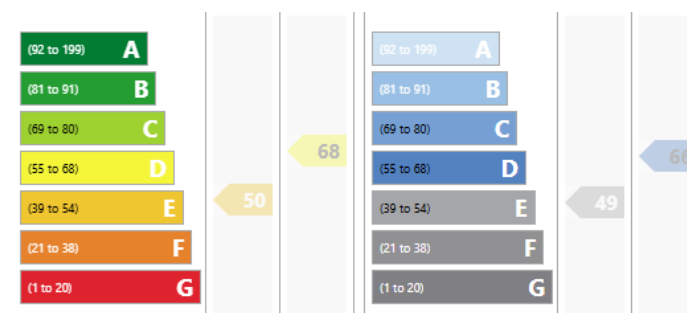
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £155,000  
 A full Home Report is available via Munro & Noble website.



## 22 Aird Avenue Inverness IV2 4TR

A two bedroomed, end-terraced villa which benefits from double glazed windows, a driveway and a detached garage.

**OFFERS OVER £154,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



**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



Kitchen





**Bedroom One**



**Bedroom Two**







Lounge

**Property Description**

This two bedroomed, end-terraced villa is located in the popular and established Hilton area of Inverness, and is fully double glazed and has gas central heating. The property boasts a gated driveway, a detached garage and viewing is highly recommended to appreciate the size of the accommodation within. Spread over two floors, the ground floor consists of an entrance hall, a lounge (with feature electric fire set on a tiled hearth), a kitchen/ diner and a conservatory which gives views over the rear elevation. The stylish kitchen/diner comprises sleek wall and base mounted units with worktops, and a stainless steel sink with mixer tap and drainer. There is also an eye-level integrated oven and microwave, an electric hob with extractor fan oven, two large cupboards, space for a dining table and chairs and included in the sale is the washing machine. The first floor accommodation has a landing (with access to the loft) and two double bedrooms, both benefiting from fitted wardrobes. Completing the accommodation is the shower room with has a WC, a wash hand basin and a large shower cubical with electric shower.

Externally, the front elevation is of low maintenance being laid gravel with a tarmac driveway that lies to the side elevation of the property and leads to the detached garage, which has workbenches, power, lighting, a pedestrian door and barn doors. The rear elevation is fully enclosed by timber fencing and is laid to lawn with a patio area. Sited here and included in the sale is the greenhouse and the wooden shed.

22 Aird Avenue is located in the established Hilton district of Inverness where local services include Hilton Village shopping area and a community centre as well as primary schooling. Further amenities can be found at Balloan Road shopping village including a convenience store, a chemist, a beauty salon and a bar/restaurant. The area is also serviced by a good bus service to and from Inverness City centre where a comprehensive range of amenities can be found.



Lounge



Conservatory



Shower Room

**Rooms & Dimensions**

- Entrance Hall
- Lounge  
Approx 3.95m x 4.25m
- Kitchen/Diner  
Approx 4.95m x 2.20m
- Conservatory  
Approx 2.25m x 3.07m
- Landing
- Bedroom One  
Approx 3.95m x 2.98m
- Bedroom Two  
Approx 3.61m x 2.91m
- Shower Room  
Approx 1.94m x 1.76m
- Garage  
Approx 6.16m x 3.10m

