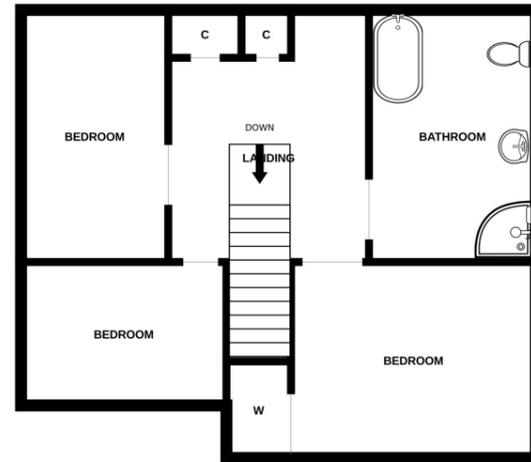
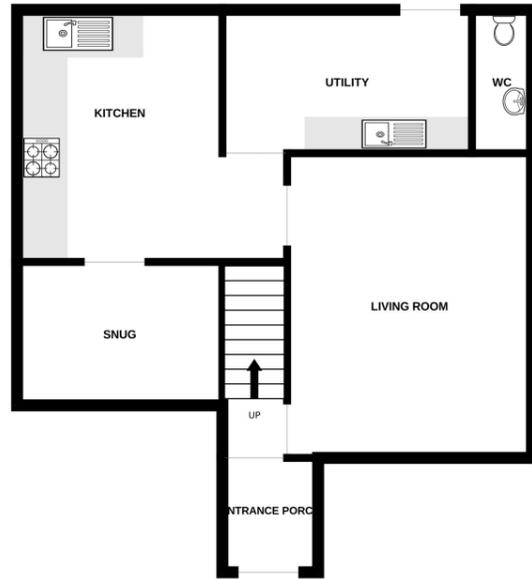


GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.
Garden furniture & Lay-Z-Spa.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

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

Entry

By mutual agreement.

Home Report

Home Report Valuation - £235,000
A full Home Report is available via Munro & Noble website.



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.

**40 Lindsay Avenue
Inverness
IV3 5ET**

A spacious, three bedroomed semi-detached house with garden grounds and single garage located in the established Dalneigh district of Inverness.

OFFERS OVER £235,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Semi-Detached House
- 3 Bedrooms
- 2 Receptions
- 1 Bathroom
- Gas
- Garden
- Garage
- Driveway

Kitchen



Utility Room



Bedroom One



Bedroom Two



Lounge



Bathroom



Property Description

Nested in a quiet street in the established residential area of Dalneigh, this appealing, three bedroomed semi-detached house provides a fantastic space for comfortable family living and is ideally located within walking distance to Dalneigh Primary School and Inverness High School, as well as supermarket shopping. Offering contemporary accommodation spread over two floors, the property benefits from gas central heating, double glazed windows, a private rear garden and early viewing is recommended to be able to appreciate the size of the accommodation on offer as well as the size of the plot it occupies. On entering the property, you are met with an entrance porch and hallway, which opens on to the bright and airy lounge. This room is spacious in size, but provides a warm environment, and leads to the kitchen, utility area, and WC. The utility area has a small cupboard, plumbing for a washing machine and dishwasher, plus a sink and gives access to the rear garden and WC. The kitchen is fitted with ample wall and base mounted units with worktops and splashback tiling and has a 1½ sink with drainer and mixer tap. Integral appliances consist of a 5 ring gas hob with extractor fan over, an eye-level electric oven, and there is space for a fridge-freezer. Off the kitchen is a cosy, double aspect snug, which could also be utilised as a useful dining room/office if required. On the first floor can be found a landing (which has loft access and two cupboards) along with two double bedrooms, and a single bedroom. Completing the first floor accommodation is the bathroom which is partially tiled and comprises a WC, a vanity wash hand basin, a bath and a wet-walled shower cubicle. Outside, there is a low maintenance front garden which is enclosed by walling and is laid to lock-block. A driveway provides off-street parking for vehicles and in turn leads to the detached single garage. The private rear garden is fully enclosed by walling and fencing, and is a combination of lawn and patio with mature shrubs, making it easy to maintain. A well positioned seating area sets the scene for soaking up the sunshine and outdoor alfresco/entertaining. Located here and included in the sale is a Lay-Z-Spa.

Lindsay Avenue is located on the West side of the River Ness and is nearby to a selection of local amenities including a Scotmid store, a chemist, hairdressers and takeaway restaurant. There is easy access to outdoor and indoor sporting facilities at the Aquadome, ice rink and Bught Park, while walks can be enjoyed along the Caledonian Canal and River Ness Islands.

Rooms & Dimensions

- Entrance Porch
Approx 1.73m x 1.68m
 - Hallway
 - Lounge
Approx 3.84m x 4.44m*
 - Utility Area
Approx 3.64m x 3.27m
 - WC
Approx 2.10m x 1.00m
 - Kitchen
Approx 3.44m x 3.16m
 - Snug/Dining Room
Approx 3.14m x 2.41m
 - Landing
 - Bedroom One
Approx 3.87m x 3.27m
 - Bathroom
Approx 2.74m x 3.39m
 - Bedroom Three
Approx 2.03m x 2.89m
 - Bedroom Two
Approx 3.13m x 3.00m
 - Garage
Approx 3.11m x 5.63m
- *At widest point

Bedroom Three



WC



Snug/Dining Room

