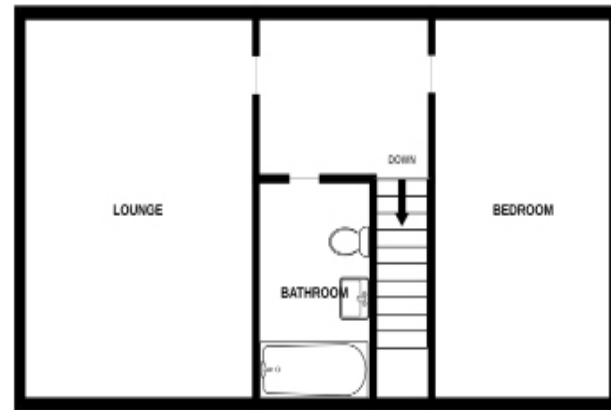


GROUND FLOOR



1ST FLOOR



Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings and blinds. A sofa, a washing machine and a fridge/freezer.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

D

Viewing

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

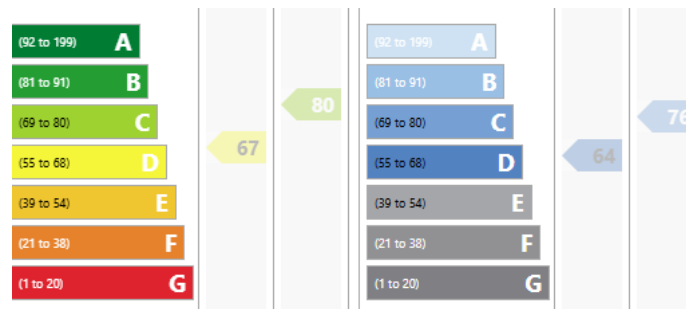
Entry

By mutual agreement.

Home Report

Home Report Valuation - £310,000

A full Home Report is available via Munro & Noble website.



The Rowans, 15 Mid Street Clachnaharry, Inverness IV3 8RD

A rare opportunity to purchase a three bedroomed end-terraced villa that benefits from stunning views over the Caledonian Canal and beyond.

OFFERS OVER £310,000

The Property Shop, 20 Inglis Street,
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Bedroom One



En-Suite Shower Room





Lounge/Bedroom

Property Description

Located in the heart of Clachnaharry, with breathtaking views over the famous Caledonian Canal and Beaulieu firth, this pleasant three bedroomed, end-terrace villa is well proportioned throughout and benefits double glazed widows, gas central heating, ample storage throughout, off-street parking, private garden and a large garage. On entering the property, you are met with a conservatory, off which can be found a cosy snug/dining room with a feature electric fire, a kitchen, an inner hall and a stylish double bedroom with three fitted storage cupboards and a fully tiled en-suite shower room. The stylish kitchen is fitted to a high standard with wall and base mounted units, worktops, splashbacks, a 1 ½ stainless steel sink with mixer tap and drainer, and the integrated goods include an electric oven, a microwave, a dishwasher and a gas hob with extractor fan over. Included in the sale is the washing machine and a fridge/freezer. From the inner hall, stairs rise to the first floor accommodation where there is a further double bedroom with dual aspect windows, a bathroom and the lounge. The chic lounge is dual aspect allowing a natural abundance of light to flood the room, and has a feature living-flame gas fire set within a wooden surround on a slate hearth and this room could be utilised as a third bedroom. The bathroom is fully tiled and comprises a WC, a wash hand basin and a bathtub. Externally, the front elevation is fully enclosed and is of low maintenance being laid to artificial lawn, with a patio area which is perfectly positioned to enjoy the sunshine and stunning views. The property has off-street parking which is located in front of the garage, the garage has power, lighting and an electric door for easy access. This property will suit a variety of potential purchasers and viewing is highly recommended to fully appreciate the size and location. The Rowans is close to local amenities including a petrol station and a Co-op supermarket. There is a regular bus service into Inverness City Centre where a comprehensive range of amenities can be found including bus and train stations, a Post Office, pharmacies, cafés, bars, restaurants, the Eastgate Shopping Centre and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.



Lounge/Bedroom



Bedroom Two



Rooms & Dimensions

Conservatory
Approx 1.64m x 3.69m

Snug/Dining Room
Approx 3.87m x 4.52m*

Kitchen
Approx 2.58m x 2.94m

Inner Hall

Bedroom One
Approx 3.45m x 4.72m*

En-Suite Shower Room
Approx 2.81m x 1.86m

Bedroom Two
Approx 5.12m x 2.86m

Lounge/Bedroom
Approx 5.21m x 3.90m

Bathroom
Approx 2.08m x 3.42m

Garage
Approx 5.45m x 5.47m

*At widest point

