

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains, blinds, and white goods. All furniture is 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.



**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.



## 9 Islands House, Islands Court

Inverness

**IV2 4SB**

This exquisite, two bedroomeed second floor apartment with balcony boasts views of the River Ness, a desirable location and allocated parking.

**OFFERS OVER £340,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

📞 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Apartment



2 Bedrooms



1 Reception



2 Bathrooms



Underfloor Heating



Communal Garden



Allocated Parking

**Kitchen/Diner**



**Kitchen/Diner**



**Bedroom One**



**Bedroom One En-Suite Shower Room**





### Property Description

Nested within the exclusive and seldom available Islands Court development in Inverness, 9 Islands House is pristine, second floor two bedroomead apartment which has been designed for modern day living and with comfortability in mind. Conveniently located just a short walk from the city centre, this beautifully presented home enjoys a peaceful setting, views towards the River Ness, landscaped garden grounds, 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 has stairs and a lift leading to the second level where number 9 can be found. Inside offers a wealth of features including underfloor gas central heating, double glazed windows, an abundance of storage, cornicing and neutral décor which will appeal to many. The lightly lived-in accommodation opens on to a generous entrance vestibule and hallway, off which can be found a useful utility room, a kitchen/diner, a well-positioned lounge with feature electric fire and a family bathroom and two double bedrooms. Designed by the prestigious Ashley Ann, the fully equipped kitchen/diner offers plentiful space for a large table and chairs for memorable meals and features a range of wall and base mounted units with worktops and splashback tiling. There is a stainless steel sink with mixer tap, drainer and waste disposal unit, and integrated Neff appliances include a 5 ring gas hob with extractor fan above, a double, eye-level oven, dishwasher and a fridge-freezer. The utility room has an additional sink, a cupboard which houses the water tank, and is plumbed with a washing machine and tumble dryer. The substantial lounge forms the heart of the home, and is the perfect space to entertain or relax as a family. It is bathed in warm, ambient light through the front facing windows and French doors that lead to the balcony deck, letting the outdoors in. The double, principal bedroom is filled with natural light and has a fresh crisp feel, with fitted wardrobes and a cupboard providing sufficient storage. This room also has the luxury of a en-suite shower room, complete with a wash hand basin, WC and a fully tiled shower cubicle. A further double bedroom is located off the hall, and is fitted with a double wardrobe. Completing the accommodation is the bathroom which has a wash hand basin, WC, a tiled shower cubicle and a bath, complemented by elegant wall and floor tiling and chrome sanitaryware.

Outside, the apartment is surrounded with attractive communal garden grounds which are delicately decorated with mature trees and colourful shrubs. Number 9 boasts its own designated parking space, which is located to the right side elevation of the apartment block. Overall, this gorgeous home is in immaculate condition, making it an ideal purchase for those looking for a quality property in great location, and early viewing is essential.



**Lounge**



**Lounge**

### Bedroom Two



### Rooms & Dimensions

#### Entrance Vestibule

Approx 1.50m x 2.09m\*

#### Hallway

#### Utility Room

Approx 2.18m x 3.19m

#### Kitchen/Diner

Approx 3.43m x 5.32m

#### Lounge

Approx 4.12m x 5.22m

#### Bedroom One

Approx 3.44m x 6.35m\*

#### Bedroom One En-Suite

Shower Room

Approx 1.60m x 1.83m

#### Bedroom Two

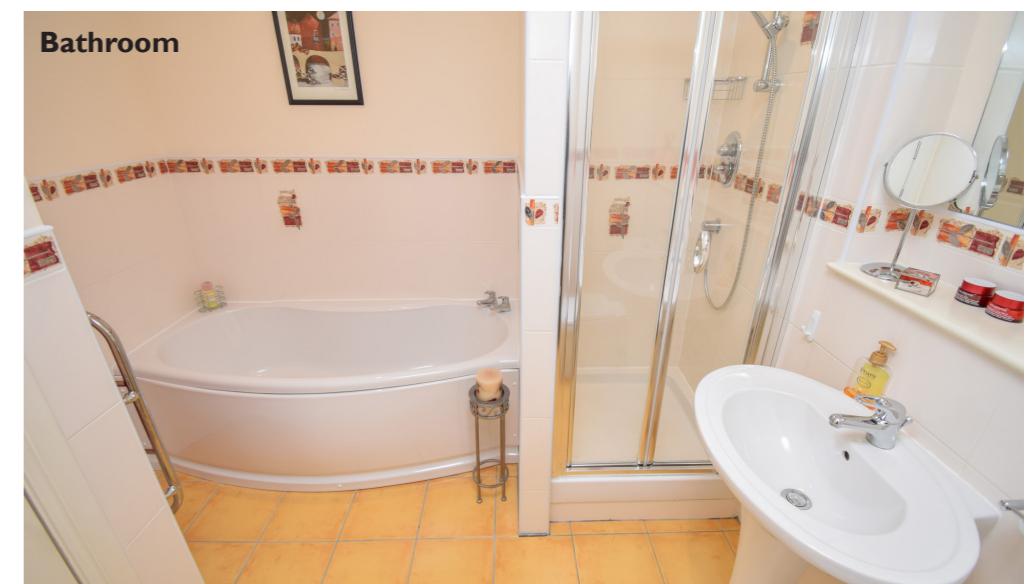
Approx 3.51m x 3.41m

#### Bathroom

Approx 2.55m x 2.74m\*

\*At widest point

### Bathroom



### Utility Room

