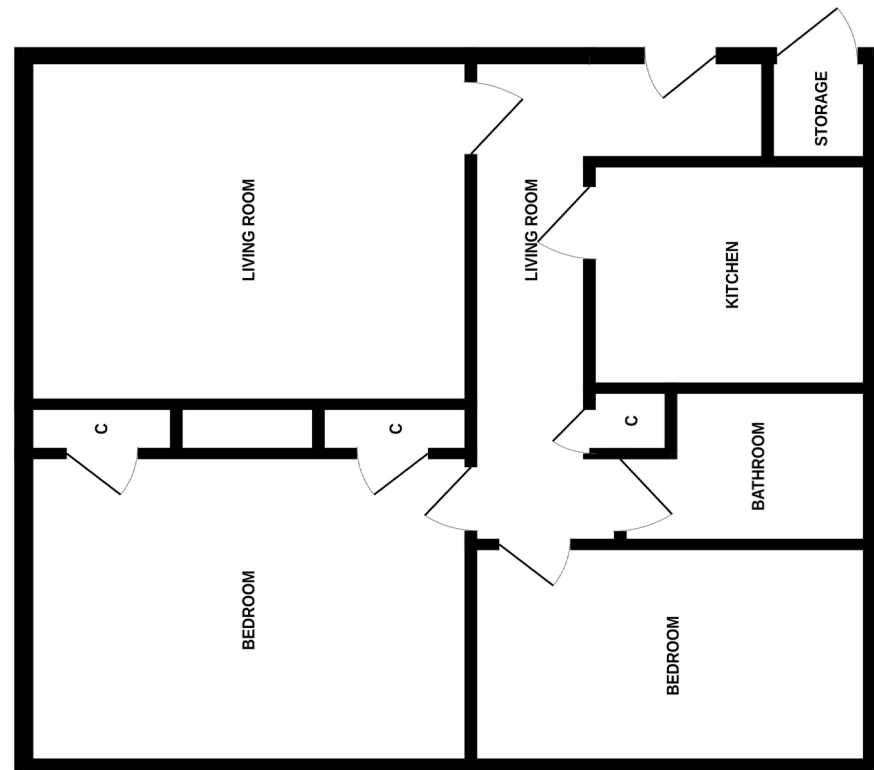


GROUND FLOOR



#### Services

Mains electricity, water and drainage.

#### Extras

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

#### Heating

Electric heating.

#### Glazing

Double glazing.

#### Council Tax Band

B

#### Viewing

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

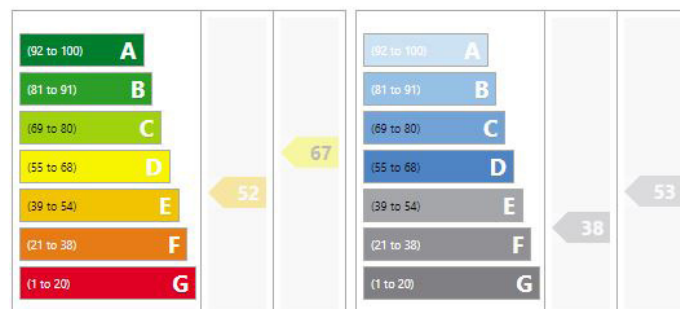
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £95,000

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.



### 19 Warrand Road Inverness IV3 5SH

A two bedrooom ground floor flat located in the established Bught area of the city. It is fully double glazed, has electric heating and communal gardens.

**OFFERS OVER £95,000**

The Property Shop, 20 Inglis Street,  
Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

#### Property Overview



Flat



2 Bedroom



1 Reception



1 Bathroom



Electric



Communal





**Property Description**

A great opportunity to purchase a two bedroomed ground floor flat, located in a quiet residential area, within walking distance of the River Ness and Inverness City Centre. This property will suit a variety of potential purchasers including first time buyers, young professionals and buy-to-let investors. The accommodation is accessed via a secure communal entrance and comprises an entrance hall (with ample storage provisions), two double bedrooms (one having fitted storage facilities), a bathroom and a bright and airy lounge with feature wood burning stove. Completing the accommodation is the kitchen which comprises wall and base mounted units with worktops, complimentary splash back tiling, a stainless steel sink with mixer tap and drainer, an electric cooker and has space for a breakfast bar for informal dining. Located here and included in the sale is a freestanding fridge/freezer and washing machine. The bathroom is fitted with a three piece suite comprising a WC, a wash hand basin, a bathtub with electric shower over and is completed with complimentary tiling. Further pleasing features include double glazed windows, electric heating, as well as an additional storage cupboard located next door to the property. Externally, the property sits within a well-kept communal garden area with a designated drying area and on-street parking, along with additional parking for visitors. 19 Warrand Road is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations, which are all within walking distance.

**Rooms & Dimensions**

- Entrance Hall
- Lounge  
Approx 3.60m x 3.81m
- Bedroom One  
Approx 3.34m x 3.75m
- Bedroom Two  
Approx 4.15m x 2.19m
- Bathroom  
Approx 1.58m x 2.89m
- Kitchen  
Approx 2.24m x 3.14m

