



#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains, blinds and freestanding cooker.

#### 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.



**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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rescile on the grounds of an alleged mis-statement herein or in any advertisement.



## 82 Ashton Road Inverness IV2 3UX

This four bedroomed mid-terrace villa is located in the Raigmore area of Inverness and boasts a garage, double glazed windows and off-street parking.

**OFFERS OVER £155,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Mid-Terraced Villa



4 Bedroom



1 Reception



1 Wet Room



Gas



Gardens



Garage

**Kitchen****Lounge**

### Property Description

Viewing of this mid-terrace property is recommended to be able to appreciate the size of the accommodation on offer. The flexible accommodation would suit a young family or would make an attractive buy to let investment. The property is well-proportioned and is spread over two floors. On the ground floor can be found an entrance vestibule, an entrance hall with ample storage facilities, a WC, a kitchen, a spacious front facing lounge, which with the clever use of glazing allows a natural abundance of light. The kitchen comprises wall and base mounted units with worktops, has a stainless steel sink with drainer and taps, complimentary splashback tiling and there is space for under-counter appliances. Included in the sale is the freestanding cooker and tumble dryer. From the entrance hall, carpeted stairs rise to the first floor accommodation which consists of four bright and airy double bedrooms and a wet room that comprises a WC, a wash hand basin and an electric shower. Benefiting from gas central heating, double glazed windows throughout, the property also has off-street parking to the front elevation, which leads to the integral garage that has power and lighting, an up and over door, a window, and a door giving pedestrian access which leads to the rear elevation. Externally, the property has gardens to the front and rear elevations with the gardens to the front being laid to lawn, has a flower bed border and is enclosed by fencing. The rear garden is partially laid to lawn, has fruit trees and boasts a greenhouse which is included in the sale. Local amenities include a general store, a Community Centre, Raigmore Hospital and a bus service runs from the area into Inverness City Centre where a more comprehensive range of amenities including High Street Shops, hotels, bars and restaurants can be found. The property is located near to the local Primary School and Secondary schooling can also be found nearby.

**Bedroom Two****Bedroom Four**

### Rooms & Dimensions

**Entrance Vestibule**  
Approx 0.89m x 1.39m

**Entrance Hall**

**WC**  
Approx 0.84m x 1.75m

**Kitchen**

Approx 3.39m x 3.81m

**Lounge**

Approx 5.02m x 4.35m

**Landing**

**Bedroom Two**  
Approx 3.04m x 5.38m

**Wet Room**  
Approx 2.60m x 1.66m

**Bedroom Three**  
Approx 3.54m x 4.13m

**Bedroom One**  
Approx 3.22m x 4.20m

**Bedroom Four**  
Approx 3.59m x 3.24m

**Garage**  
Approx 3.07m x 6.85m

**Wet Room**