

**Services**

Mains water, electricity, gas and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

B

**Viewing**

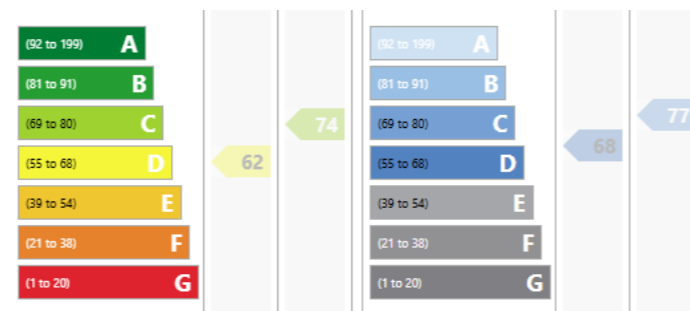
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £195,000  
 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.

**36 Lindsay Avenue  
 Inverness  
 IV3 5ET**

A two bedroomed, semi-detached villa, located within walking distance of Inverness City Centre.

**OFFERS OVER £193,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**



Lounge



Kitchen

### Property Description

36 Lindsay Avenue is a two bedroomed semi-detached villa which is double glazed and has gas central heating. The property benefits from front and rear garden grounds, great storage and two large bedrooms. This house will appeal to a variety of potential purchases including first-time buyers and those looking for a property with excellent rental potential. The accommodation within is spread over two floors, the ground floor having a lounge benefiting from a wood-burning stove great for winter nights, from here the kitchen can be accessed which comprises wall and base mounted units with worktops, a stainless-steel sink drainer with mixer tap and an integrated electric oven and gas hob with an extractor above. The kitchen also has space for a fridge freezer, washer/dryer and a dishwasher. From the kitchen there is a door that gives access to the rear garden. On the first floor can be found two bedrooms and a bathroom which comprises a fitted WC, wash hand basin, and a bath with shower over. Both bedrooms are great in size with the main bedroom benefiting from a built-in storage cupboard and further storage is provided by an additional cupboard located in the lounge.

The gardens that lie to the front and rear of the property are both laid to lawn with a combination of gravel, block paving, flowerbeds and mature trees. Off-street parking is provided from a gravel driveway that runs up the side of the property

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.



Bedroom One



Bedroom Two

### Rooms & Dimensions

Entrance Hall

Lounge

Approx 4.49m x 3.85m\*

Kitchen

Approx 4.85m x 2.18m

Landing

Bedroom One

Approx 3.29m x 3.91m\*

Bedroom Two

Approx 3.36m x 2.74m

Bathroom

Approx 2.00m x 1.80m

Summer House

Approx 2.69m x 4.33m

\*At widest point

### Shower Room

