

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets and fitted floor coverings.

Heating

Gas central heating.

Glazing

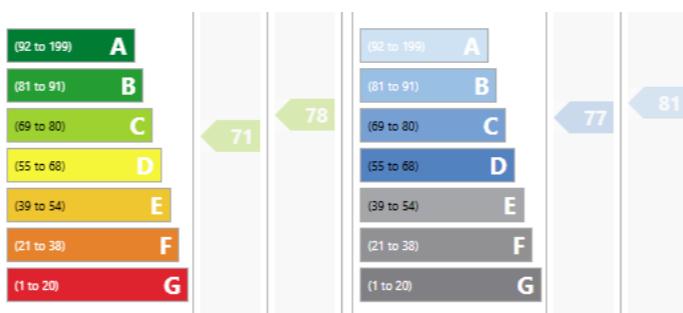
Double glazing throughout.

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.



55B Innes Street

Inverness

IV1 1NR

This beautifully presented, end terraced house, boasts gas central heating, double glazing, and spacious accommodation throughout.

OFFERS OVER £146,000

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

Property Overview



End-Terraced
House



2 Bedrooms



1 Reception



1 Shower
Room



Gas



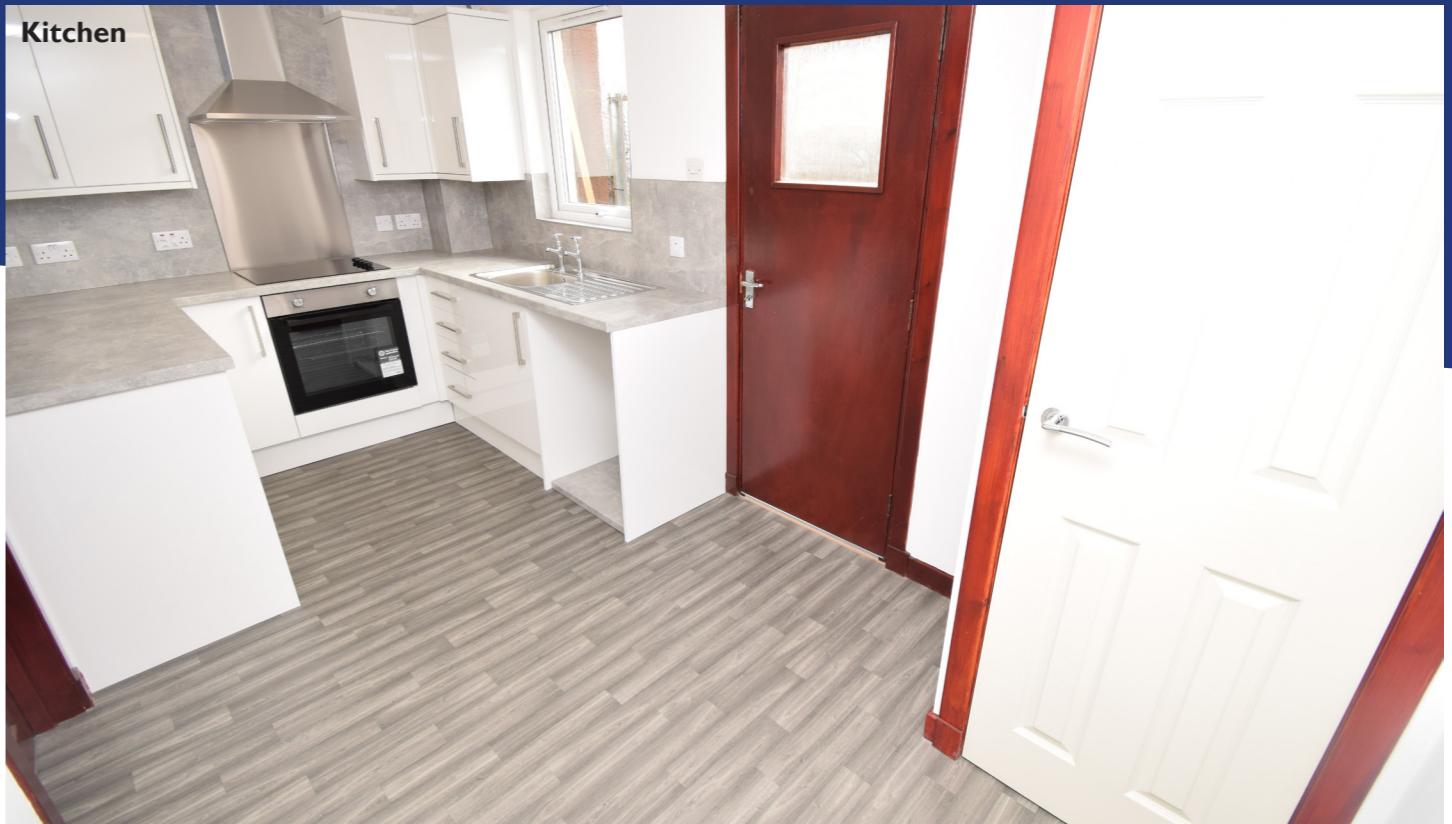
Garden



Off-Street
Parking



Lounge



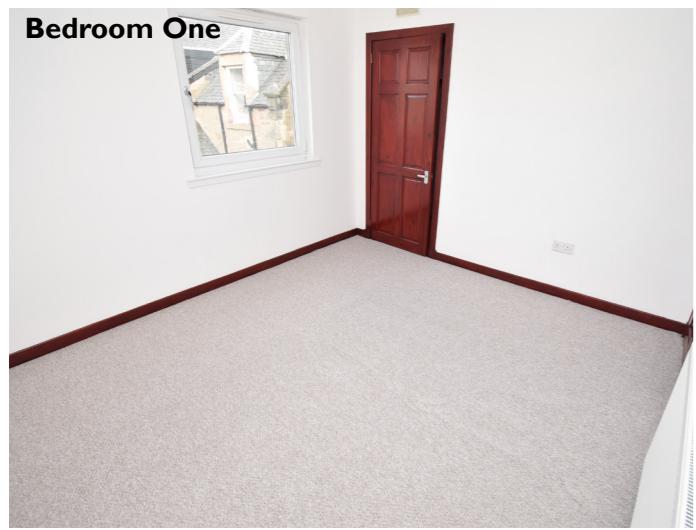
Kitchen

Property Description

55B Innes Street is a beautifully presented two bedroomeed end-terraced house located just a short walk away from Inverness City Centre. Boasting gas central heating, double glazing and an ideal location within the Crown Primary School catchment, this property is sure to appeal to a wide range of purchasers including first time buyers and investors. Spread over two floors, the ground floor consists of an entrance hall, off this can be found a spacious lounge, which with the clever use of glazing allows an abundance of light to flood throughout the room, the lounge also benefits from a large understair cupboard which is great for storage. The newly fitted kitchen comprises wall and base mounted units with worktops and splashbacks, a stainless-steel sink with mixer taps and drainer, an induction hob and electric oven with extractor fan over, and space for standalone appliances including plumbing for a dishwasher and a washing machine. In the kitchen you can also find a small storage cupboard where the combi boiler is located. The first floor accommodation has a landing (with loft access and a cupboard) two double bedrooms, both having fitted storage cupboards. Completing the accommodation is the bathroom which comprises an electric shower, a WC and a wash hand basin.

Externally, the back garden is laid to concrete slabs, and benefits from a drying area. The property also benefits from off-street parking. Innes Street is well placed for access to the Ness Islands, Inverness Leisure centre 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. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Bedroom One



Bedroom Two



Rooms & Dimensions

Entrance Hall

Lounge

Approx 4.61m x 3.49m

Kitchen

Approx 2.35m x 4.46m

Landing

Bedroom One

Approx 3.47m x 3.09m

Bedroom Two

Approx 2.49m x 2.96m

Bathroom

Approx 1.86m x 1.87m

Shower Room

