

Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

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

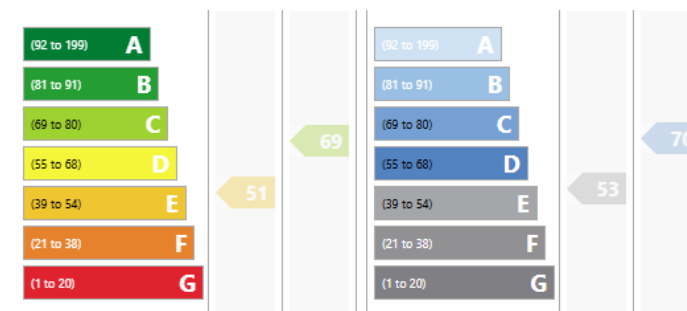
Entry

By mutual agreement.

Home Report

Home Report Valuation - £175,000

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.



85 Old Edinburgh Road Inverness

IV2 3HT

This three bedroomed, semi-detached house is located on Old Edinburgh Road and requires a degree of modernisation but could make a comfortable family home.

OFFERS OVER £174,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

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Property Overview



Semi-Detached House



3 Bedrooms



3 Receptions



1 Bathroom



Gas



Garden



Garage



Driveway

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Bedroom One



Bedroom Two





Formal Lounge

Property Description

A great opportunity to purchase a well-proportioned, three bedroomed semi-detached villa located on Old Edinburgh Road, that is within easy walking distance of the city centre. The property offers many pleasing features including gas central heating, double glazing, off-street parking and a detached garage. Inside requires modernisation, but once complete will suit a variety of potential purchasers including first time buyers, young families and viewing is recommended to appreciate the potential within. The accommodation is spread over two floors, with the ground floor comprising an entrance vestibule, and hallway, off which can be found a formal lounge (with feature bay window and a electric fire set within a tiled surround), a substantial sitting room with French doors leading to the rear elevation, and dining room off, a WVC and kitchen/breakfast room. This generously sized room provides space for a table and chairs for informal dining and comprises wall and base mounted units with worktops, a Belfast sink with taps and has plumbing for a washing machine. There is a also a door to the side elevation. From the entrance hall, stairs rise to the first floor accommodation which consist of a landing (with loft access), and a bathroom which is fitted with a WVC, a wash hand basin and a bathtub with electric shower over. The three bedrooms complete the accommodation, with the principal bedroom benefiting from fitted wardrobes. Outside, the front garden is laid to lawn with mature shrubs and plant. A tarmac driveway lies to the side elevation and leads to the detached wooden garage which has power, lighting and barn doors. The garden to the rear is laid to lawn with a patio area perfectly positioned to enjoy the sunshine. The property is close to facilities at Crown, Kingsmills and Hilton Shopping Village which are equidistant in each direction and close to Inshes Retail Park which includes a supermarket, petrol station, Post Office, gym and selection of retail outlets. Inverness Retail Park and Inverness city centre are both also within easy reach and offer extensive shopping, and entertainment facilities. A selection of main bus routes pass the bus stop on Old Edinburgh Road. The property is also within easy reach of the Inverness University Campus, Raigmore Hospital and Dalcross Airport with excellent road, rail and air links to the South and beyond.



Sitting Room



Dining Room



Bedroom Three

Rooms & Dimensions

- Entrance Vestibule
Approx 2.09m x 1.47m
- Entrance Hall
- Formal Lounge
Approx 4.47m x 4.12m
- Sitting Room
Approx 3.92m x 9.00m
- Dining Room
Approx 3.05m x 3.40m
- Kitchen/Breakfast Room
Approx 2.27m x 4.56m
- WVC
Approx 0.73m x 2.00m
- Landing
- Bedroom Three
Approx 2.98m x 2.22m*
- Bedroom One
Approx 3.44m x 4.09m
- Bedroom Two
Approx 3.36m x 2.95m
- Bathroom
Approx 2.01m x 2.27m
- Garage
Approx 2.91m x 4.27m
- *At widest point



Bathroom

