

Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, and white goods. Some items of furniture may be available by separate negotiation.

Heating

Gas central heating.

Glazing

Single glazed windows throughout.

Council Tax Band

D

Viewing

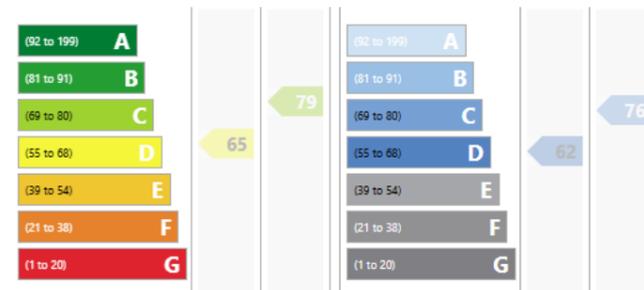
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £255,000
A full Home Report is available via Munro & Noble website.



**18 Bellfield Park
Inverness**

IV2 4TA

This pleasant, three bedroomed, semi-detached villa boasts gas central heating, front and rear gardens, and on-street parking.

OFFERS OVER £253,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Semi-Detached Villa
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Gas
- Garden
- On-Street Permit Parking

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.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge



Bathroom

Property Description

18 Bellfield Park is an appealing, three bedroomed semi-detached villa that occupies an enviable plot in this seldom available area of Inverness and is just a few minutes walk from the city centre. It has been designed for everyday family living and offers bright and spacious accommodation spread over two floors. Inside offers a number of great features including, gas central heating, ample storage provisions, single glazed windows, as well as neutral décor which will appeal to many. On entering the property, you are met with an entrance hall, (which has two built-in cupboards) off which can be found a fully tiled bathroom comprising a wash hand basin, WC and a bath with main shower overhead, a sizeable, front facing lounge with feature gas fire providing a focal point and a kitchen/diner with a walk-in cupboard. Offering space for a table and chairs for informal dining, the well-appointed kitchen/diner is fitted with wall and base mounted units with worktops, has complimentary splashbacks, and integral appliances including a Bosch electric hob with extractor fan over, and an eye-level Neff oven/grill. There is a free-standing dishwasher, fridge-freezer, and dishwasher that is included in the sale. From here, a door gives access to the tiered rear garden. The first floor accommodation has a landing and leads to the three, double bedrooms, two of which benefit from fitted storage facilities. Loft access is also via the landing, and offers additional storage if required.

Outside, the front garden is of low maintenance as its laid to lawn with a gravel border, is decorated with shrubbery, gives access to the side elevation and enclosed by fencing.

This rear garden is tiered, and has a number of colourful shrubs, mature hedges and trees, while having a perfectly positioned patio area to enjoy the sunshine. The area is enclosed by a combination fencing and walling and sited here is a timber garden shed. On-street parking to the front elevation is available by permit. Only by viewing can one fully appreciate the pleasing accommodation on offer, as well as its desirable location.

The property is conveniently located close to excellent amenities including Haugh Stores, Bellfield Park & tennis courts, the Ness Islands, Eden Court Theatre and Inverness Leisure Centre. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including shops, restaurants and cafés.



Lounge



Bedroom Three

Rooms & Dimensions

- Entrance Hall
- Bathroom
Approx 1.89m x 1.83m
- Lounge
Approx 4.55m x 3.76m
- Kitchen/Diner
Approx 2.41m x 4.43m
- Landing
- Bedroom One
Approx 4.88m x 3.51m
- Bedroom Two
Approx 3.61m x 2.83m
- Bedroom Three
Approx 3.00m x 2.54m

