

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings and white goods.

Heating

Gas central heating.

Glazing

Mixed glazing throughout.

Council Tax Band

B

Viewing

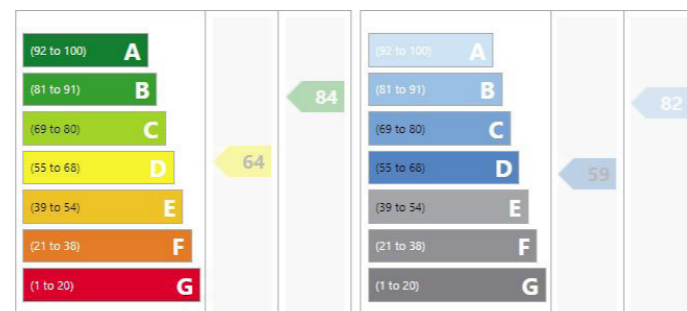
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £130,000
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.

**4 Lamont Buildings
Castle Street
Inverness
IV2 3EA**

A one bedroomed, with box room, end-terrace villa located in Inverness City Centre, which has gas central heating and a courtyard garden.

OFFERS OVER £125,000

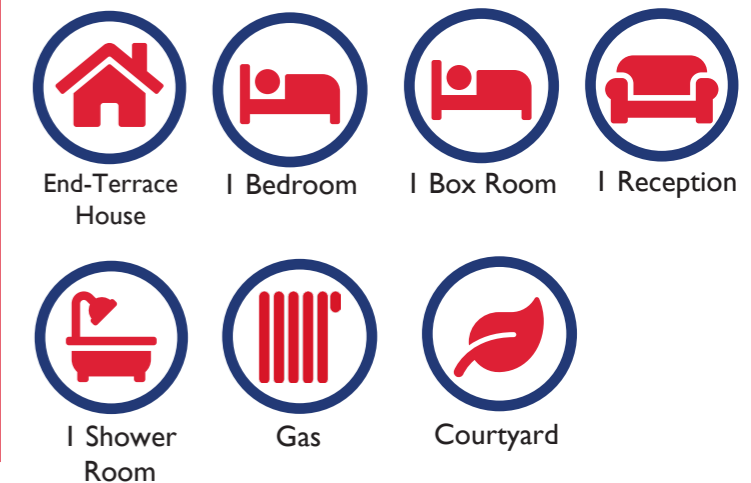
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Property Description

Located in the heart of Inverness City Centre, close to a number of excellent amenities, 4 Lamont Buildings is a one bedroom (with box room) end-terrace villa which has its own courtyard garden. Appealing to a number of purchasers, including first time buyers and young professionals, the property has recently been used a successful rental home and would make a fantastic investment. The accommodation within is spread over two floors, a has a charming original fireplace, stone archways, and benefits from gas central heating and mixed glazing. On the ground floor can be found a bright dining area which provides ample space for a dining table and six chairs and, off which the front facing lounge, and a well equipped kitchen can be found. This room comprises base mounted units with worktops, has a stainless steel sink with mixer tap and drainer, a gas hob with extractor over, an electric oven and boats ample storage provisions. White goods located here and included in the sale consist of a washing machine, an under counter fridge-freezer and a dishwasher. From the kitchen, stairs rise the first floor accommodation which consists of a landing (with skylight window), loft access, a good-sized cupboard, a shower room, a bedroom with a built-in cupboard, and a box room. The modern shower room has a three piece suite comprising a W/C, a wash hand basin, and a wet-walled shower cubicle with main shower. Externally, the property has a courtyard garden which is of low maintenance as its laid to patio and is enclosed by timber fencing and to the front elevation, the property boasts an off-street parking space. Lamont Buildings is located on Castle Street in the City Centre and is well placed for access to the Ness Islands, Inverness Castle, Eden Court Theatre and Cathedral and Inverness Leisure and Aquadome. The 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

Rooms & Dimensions

Dining Area
Approx 2.51m x 2.58m

Lounge
Approx 2.65m x 4.97

Kitchen
Approx 2.44m x 4.95m

Landing

Shower Room
Approx 1.99m x 2.12m

Bedroom One
Approx 2.96m x 3.59m*

Box Room
Approx 2.11m x 2.97m

(* at widest point)

