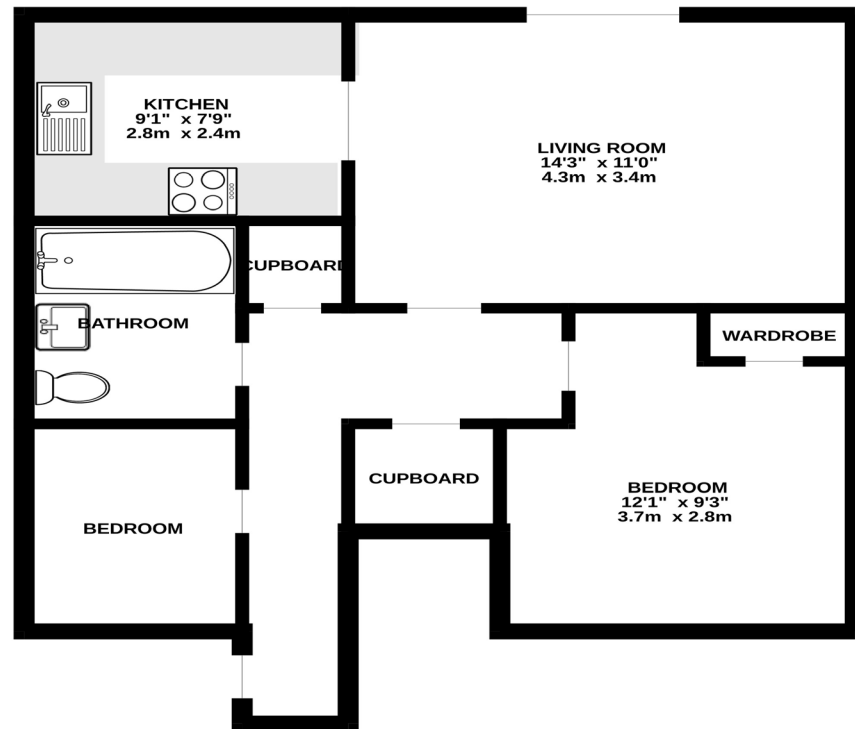




Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, blinds and white goods.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

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

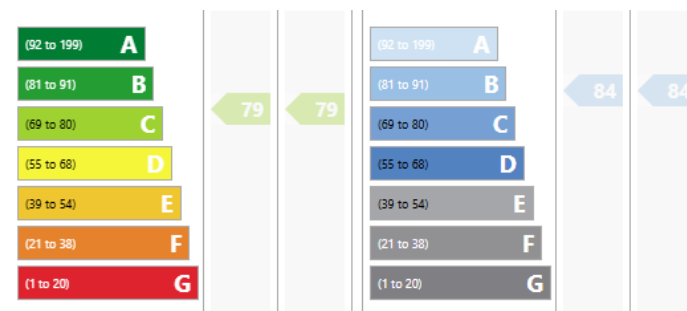
Entry

By mutual agreement.

Home Report

Home Report Valuation - £155,000

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.



14 Dellness Park

Inverness

IV2 5HF

This attractive, two bedroomed ground floor flat offers pleasing features including fantastic storage, gas central heating and allocated parking.

OFFERS OVER £153,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Flat



2 Bedrooms



1 Reception



1 Bathroom



Gas



Garden



Allocated
Parking

Lounge



Kitchen



Property Description

Located on the East side of Inverness, 14 Dellness Park is a superb two bedroomed ground floor flat that rests in a quiet cul-de-sac and will appeal to a number of purchasers including first time buyers, the young and elderly alike and buy to let investors as it's compliant with the current letting legislation, offering purchaser a great income. It lies within close proximity to a number of excellent amenities, and benefits from its own independent access, a private rear garden and allocated parking. The flat is well presented throughout, having been freshly painted and offers comfortable accommodation that is in move-in condition. The residence comprises an entrance hall, two bedrooms, with the principal bedroom having fitted mirrored wardrobes, a bathroom with WC, wash hand basin and bath with shower over, and a lounge with fitted kitchen off. Lying to the rear elevation, the lovely lounge makes for a great space to put your feet up and relax in front of the fire, whilst French doors open onto a well placed patio area, and the rear garden. Lastly, the kitchen has plenty cabinets and worktop space, complimented by tiled splashbacks and a sink with mixer tap. The integral gas hob and extractor fan is accompanied by an electric oven, and included in the sale is a washing machine and fridge-freezer. Double glazed windows and gas central heating is installed throughout, along with two good sized cupboards located in the hall. The rear garden is slightly sloped and can be accessed from the side elevation and lounge via French doors. Fully enclosed by timber fencing, offering privacy, this generous space is well maintained with a patio area positioned perfectly to soak up the sun. Number 14 has an allocated parking space which can be found to the side of the property. Facilities closest to the property can be found at Inshes Retail Park, which include an Aldi & Tesco supermarket and petrol station, a Post Office, barbers, a gym & swimming pool, and a selection of retail outlets. Dellness Park is well placed for access to the Southern Distributor Road, Raigmore hospital, UHI Campus, Police Headquarters, and Beechwood Business Park. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

Rooms & Dimensions

- Entrance Hall
 - Bedroom Two
Approx 2.66m x 2.01m
 - Bathroom
Approx 1.90m x 2.01m
 - Bedroom One
Approx 2.82m x 3.67m*
 - Lounge
Approx 4.34m x 3.35m
 - Kitchen/Diner
Approx 2.65m x 2.34m
- *At widest point

Bathroom



Bedroom One



Bedroom Two

