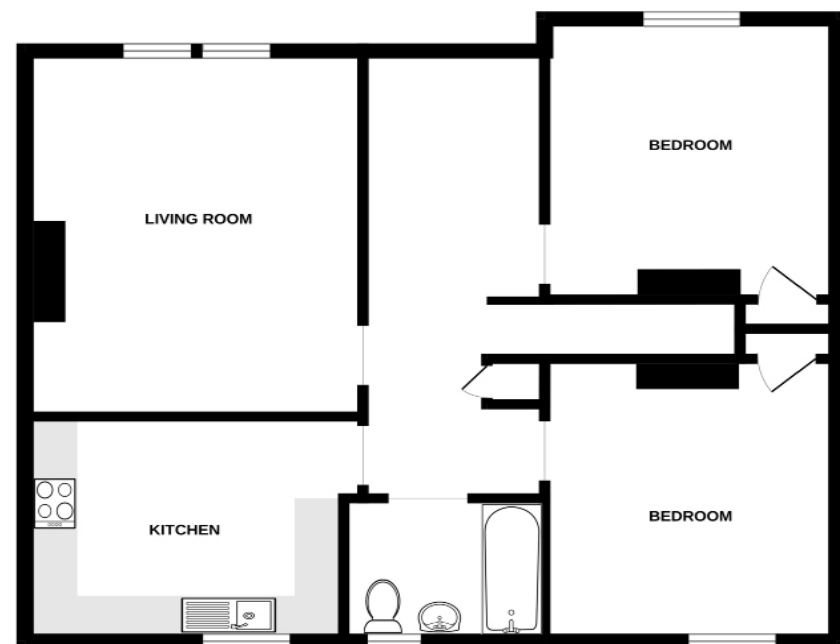




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, selected blinds and curtains. Washing machine and tumble dryer.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

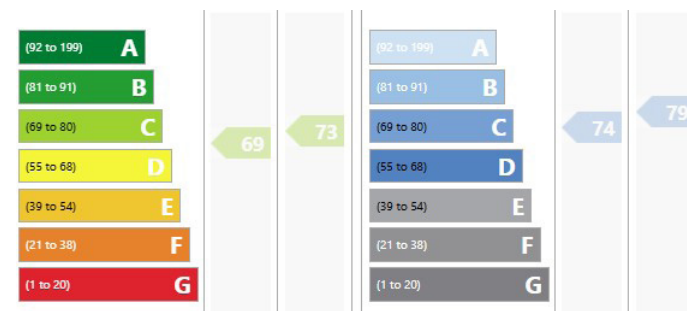
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £100,000
 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.



92 Kessock Avenue Inverness IV3 8BA

A first floor two bedroomed flat situated in South Kessock which benefits from a private driveway and garage.

OFFERS OVER £100,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Lounge



Kitchen

Property Description

92 Kessock Avenue is a well presented, first floor flat situated in the established residential South Kessock area of Inverness. It will appeal to a number of purchasers including first time buyers, young families, or those looking for a property with fantastic rental potential. Boasting many pleasing features including its own independent access, gas central heating, double glazed windows, and a driveway with garage, early viewing comes highly recommended to appreciate all it has to offer. Inside, the property has generous living space throughout and consists of an entrance stairwell and a hallway, which gives access to all rooms. There are two double bedrooms and a bathroom comprising a wash hand basin, W.C and a bath with an electric shower over, finished with tiling. The kitchen lies to the rear elevation and is fitted with wall and base mounted cabinets with worktops, and a stainless steel sink with drainer, taps and splashbacks. There is an integrated gas oven and hob, a free-standing washing machine, and a tumble dryer, both of which are included in the sale. Completing the accommodation is the welcoming lounge which has a gas fire providing a focal point, alcove storage and double windows to the front elevation, allowing natural light to flood the room. A great feature of the property is the storage it provides with both bedrooms having cupboards, plus a cupboard in the hallway, and a floored loft, which offer additional storage if required. Outside, the lock-block driveway is enclosed by a combination of timber and metal fencing and in turn leads to the detached single garage. Kessock Avenue is within easy walking distance of a number of excellent amenities including Telford Retail Park, a Post Office, bus and train stations, cafés, bars, restaurants, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Primary and secondary schooling is located nearby and the property is also well placed for access to the picturesque River Ness. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.



Bedroom One



Bedroom Two

Rooms & Dimensions

- Entrance Stairwell
 - Entrance Hall
 - Bedroom Two
Approx 3.03m x 3.39m
 - Bathroom
Approx 1.71m x 2.09m
 - Kitchen
Approx 2.63m x 3.54m
 - Lounge
Approx 3.52m x 4.30m*
 - Bedroom One
Approx 2.95m x 3.60m*
 - Garage
Approx 4.03m x 4.72m
- *At widest point



Kitchen



Bathroom