

5 Islands House, Islands Court, Island Bank, Inverness

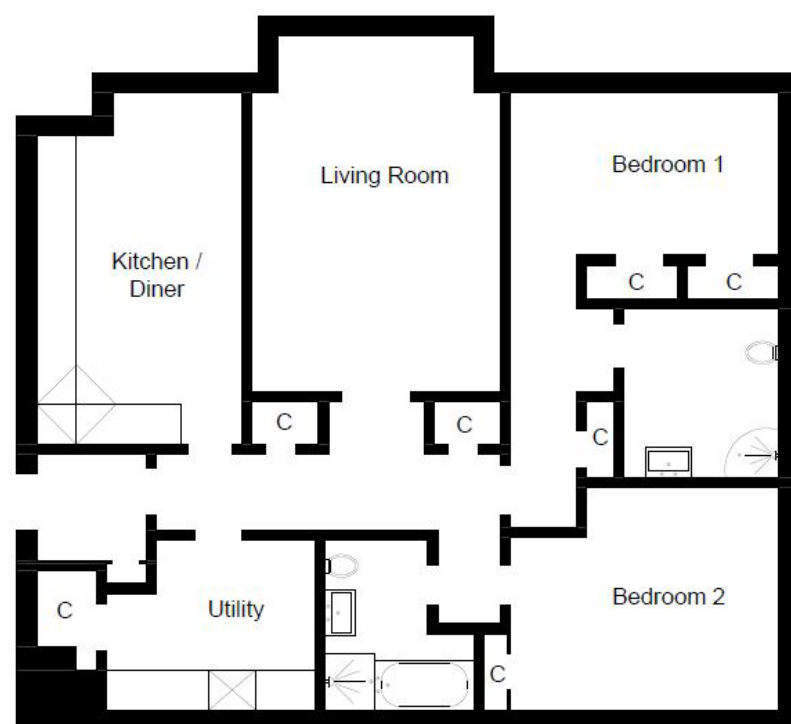


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID652906)

Services

Mains water supply, mains gas, mains electricity and mains drainage.

Extras

All fitted carpets, fitted floor coverings, curtains and blinds. Other items of furniture may be available under separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Entry

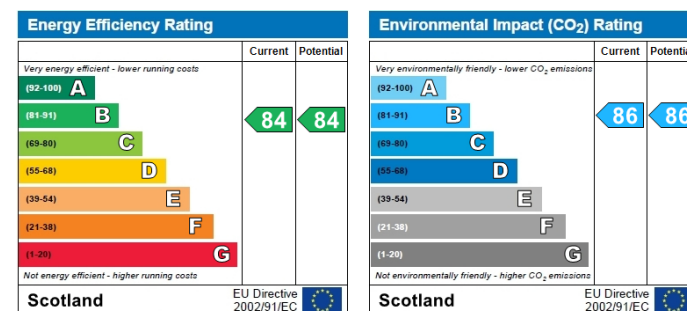
By mutual agreement.

Viewing

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

Home Report

Home Report Valuation - £260,000
A full Home Report is available via Munro & Noble Website.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.



MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



5 Islands House Islands Court Island Bank Road Inverness IV2 4SB

An impressive, two double bedroomed, first floor apartment with balcony, located in the sought after Islands Court development of the city.

OFFERS OVER £258,000

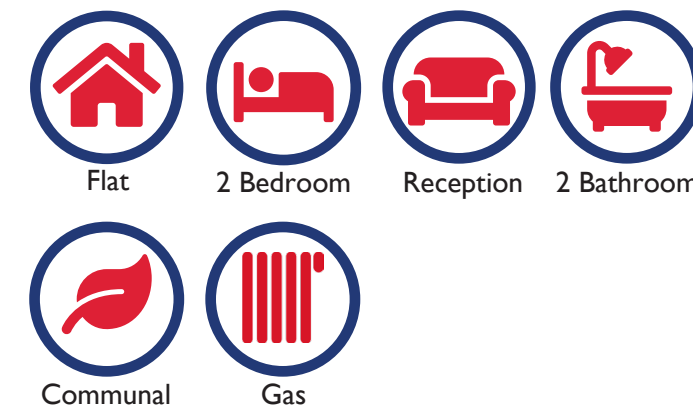
The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



www.munronoble.com

Kitchen/Dining Room



Kitchen/Dining Room







Property Description

Located within the exclusive and desirable Islands Court development in Inverness, No 5 Islands House is a bright and spacious first floor two bedroom apartment which has been designed for modern day living and is just a short walk from Inverness city centre. Islands House is a four storey building within the development of four separate apartment buildings and has a designated parking space, attractive communal garden grounds and early viewing is highly recommended. The property is accessed via a secure entry system and No 5 can be found on the first floor, to the right side, front elevation. The immaculate accommodation opens on to a good sized vestibule and leads to the spacious hallway, off which can be found a utility room, a modern kitchen/dining room, a welcoming front facing lounge with balcony, from which lovely views toward the River Ness can be enjoyed, a bathroom and two double bedrooms, both of which have fitted storage facilities and the principle bedroom boasting an en-suite shower room. The well-appointed kitchen/dining room provides ample space for informal dining and is fitted with contemporary wall and base mounted units with worktops, and has a 1 1/2 stainless steel sink with mixer tap and drainer, splashbacks, an integrated Neff, five ring gas hob with extractor over and a double oven, and further integrated goods include a dishwasher and fridge-freezer. The handy utility room has base mounted units with worktops, a sink with mixer tap and drainer, a storage cupboard and has a washing machine and tumble dryer, both of which are included in the sale. The bathroom and en-suite are both modern with the bathroom having a WC, a wash hand basin, a tiled shower cubicle, and a bathtub, and the en-suite a tiled shower cubicle, a WC and a wash hand basin. The apartment benefits from a number of pleasing features including underfloor heating, double glazed French doors and windows, and has ample storage provisions throughout. The property is located on Island Bank Road and within walking distance of the property there are Bellfield Park and the Ness Islands. On Haugh Road there is a convenience store and there is a bus route along Island Bank Road to the city centre. Eden Court Theatre and Inverness Leisure including the Aquadome are within walking distance over the footbridge.



Rooms & Dimensions

Entrance Vestibule
Approx 1.65m x 2.02m*

Entrance Hall

Utility Room
Approx 2.24m x 3.24m

Kitchen/Dining Room
Approx 3.45m x 5.08m

Lounge
Approx 4.12m x 5.19m

Bedroom One
Approx 3.44m x 6.34m*

En-Suite Shower Room
Approx 1.67m x 1.82m*

Bedroom Two
Approx 3.44m x 3.48m*

Bathroom
Approx 2.66m x 2.76m*

(*At Widest Point)

