

All measurements are approximate and for display purposes only

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets and fitted floor coverings.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

E

#### Viewing

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

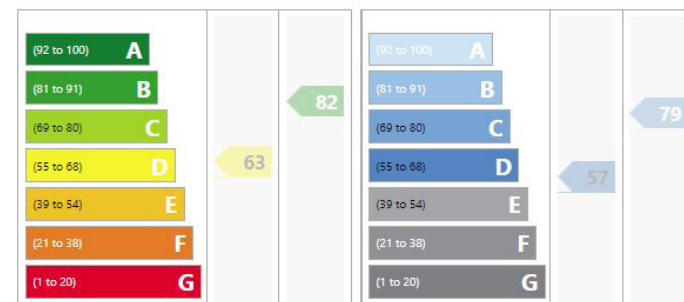
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £215,000

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.



## 42 Rangemore Road Inverness IV3 5EA

*This well-presented, three bedrooom mid-terrace villa is located within walking distance of Inverness city centre and is fully double glazed, has gas radiator central heating and gardens to both front and rear elevations.*

**OFFERS OVER £212,000**

📍 The Property Shop, 47 Church Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Mid-Terraced Villa



3 Bedroom



2 Reception



1 Bathroom



Gas



Garden





Lounge



Kitchen

### Property Description

42 Rangemore Road is a charming, three bedroomed period property which is ideally located just a few minute walk from the city centre and a number of excellent facilities. The mid-terrace villa benefits from gas central heating, double glazing and boasts a number of original features including fireplaces, deep skirting, and high ceilings. With its ample storage provisions and well-proportioned rooms, the property would make a comfortable family home, or could be adapted to provide holiday accommodation given its convenient location. The accommodation within is spread over two floors and on the ground floor can be found an entrance vestibule, an entrance hall (which has two storage cupboards) a roomy lounge with an open gas fire which provides a focal point, and large bay windows, flooding the room with natural light, a formal dining room (which has a storage cupboard) a kitchen and a utility room. The kitchen is fitted with wall and base mounted units with worktops, has 1 1/2 sink with drainer and mixer tap, splashbacks, and a free standing gas cooker, fridge and integrated dishwasher which are included in the sale. The useful utility room has plumbing for a washing machine, space for tumble dryer and has a door giving access to the rear garden. From the entrance hall, stairs rise the first floor landing off which can be a found, three bedrooms, all of which have fitted storage facilities, and the family bathroom which comprises a WC, a wash hand basin and a bath with electric shower over, and is completed with complimentary tiling. The front garden is of low maintenance being laid to gravel with a pleasant flower bed border, while the fully enclosed rear garden is a combination of patio and lawn and has a number of shrubs. Sited here are two garden sheds which is included in the sale. Rangemore Road is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. A short walk away is the city centre, which has a wide range of amenities including High Street shops, hotels, bars, restaurants, supermarkets, a Post Office and both bus and train stations. Primary and secondary schooling is located nearby.



Bedroom One



Bedroom Two

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.08m x 0.89m

Entrance Hall

Lounge  
Approx 5.09m x 3.75m

Dining Room  
Approx 3.87m x 3.52m

Kitchen  
Approx 2.44m x 2.71m

Rear Hall

Utility Room  
Approx 1.58m x 1.57m

Landing

Bathroom  
Approx 2.00m x 1.62m\*

Bedroom Two  
Approx 3.75m x 3.72m

Bedroom One  
Approx 2.94m x 4.08m

Bedroom Three  
Approx 2.02m x 3.04m\*



Dining Room

