



Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and integrated appliances.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

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

Entry

By mutual agreement.

Home Report

Home Report Valuation - £240,000

A full Home Report is available via Munro & Noble website.



10 Holm Dell Drive

Inverness

IV2 4GX

A three bedroomed, semi-detached bungalow with front & back garden, and a single detached garage in the popular residential area of Holm Dell.

FIXED PRICE £235,000

📍 The Property Shop, 20 Ingles Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📠 01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Ingles Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Ingles 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.



Kitchen



Lounge

Property Description

Located in the popular Holm Dell area of Inverness this three bedroomed, semi-detached bungalow with detached garage has double glazing and gas central heating and It also boasts gardens to the front and rear elevations. A tarmac driveway runs up the side of the property providing ample space for off-street parking and located here is the detached garage that has power, lighting and a roller door as well as a door giving pedestrian access to the side elevation. Internally, the property has an entrance hall with ample storage provisions, three bedrooms, two having fitted mirrored wardrobes with sliding doors, a family bathroom, and an open-plan lounge/dining room, which with the clever use of glazing allows a natural abundance of light. The family bathroom is partially tiled and comprises a WC, a wash hand basin, a bath and a shower cubical with mains shower. Completing the accommodation is the modern kitchen, which comprise wall and base mounted units, complimentary splashback, wooden worktops, a bell sink with mixer tap, an electric double oven and an induction hob with extractor fan over. Integrated goods included a dishwasher, a washing machine, a microwave and a fridge-freezer. The enclosed back garden can be accessed directly from the kitchen and is mainly laid to lawn with a patio area for al-fresco dining. This property will suit a variety of potential purchasers including first time buyers and the young and elderly alike, and viewing of this property is recommended to fully appreciate the size of the accommodation within. The property is located in the Holm Dell area of Inverness and local amenities include a general store, and both primary and secondary schooling can be found nearby. Holm Dell is also well located for access onto the distributary road which gives access to Inshes Retail Park, Police Headquarters and Raigmore Hospital. There is a bus service into Inverness city centre where a further range of amenities can be found, including the Eastgate Shopping Centre, a range of high street shops and both bus and train stations.

Rooms & Dimensions

Entrance Hall

Bedroom Two
Approx 2.77m x 2.58m

Bedroom Three
Approx 1.98m x 3.44m

Lounge/Dining Room
Approx 3.92m x 6.57m

Kitchen
Approx 3.55m x 3.01m

Bedroom One
Approx 3.69m x 2.99m

Bathroom
Approx 2.41m x 1.83m

Garage
Approx 2.86m x 5.65m



Bedroom One



Bedroom Three



Bathroom

