

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. Some items of furniture are available by separate negotiation.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

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

Entry

By mutual agreement.

Home Report

Home Report Valuation - £118,000
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.



**12 Towerhill Crescent
Inverness**

IV2 5FZ

This one bedroomed first floor flat located in the popular Cradlehall area of Inverness will appeal to those looking for a starter home or a property with excellent letting potential.

OFFERS OVER £116,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview

The property overview includes icons for: Flat, 1 Bedroom, 1 Reception, 1 Bathroom, Electric, Garden, and Off-Street Parking.



Lounge/Dining Room



Kitchen



Property Description

Located on the East side of Inverness, 12 Towerhill Crescent is an attractive, one bedroomed first floor flat that rests in a quiet street in the popular Cradlehall area of the city and benefits from its own independent access, a low maintenance garden and a shared driveway. This comfortable home has accommodation spreading over two floors, and will appeal to those looking to purchase their first home, the young and elderly alike and buy to let investors, given its excellent location. Internally, an entrance vestibule with stairs leading to the first floor lends privacy before entering the lounge/dining room. This bright and airy, yet cosy space has a window to the front elevation, allowing natural light to flood the room throughout the day, and has space to accommodate a small table and chairs for informal dining. From here, a door gives access to the inner hall off which can be found the rear facing bedroom which boasts double mirrored wardrobes with sliding doors, and the kitchen. This well equipped room has wall and base mounted units with worktops and splashback tiling, a stainless steel sink with drainer and mixer tap, and an integral electric hob with fan over, grill and oven. Included in the sale price is the free-standing washing machine and fridge-freezer. Completing the accommodation is the bathroom which has a wash hand basin, WC, a bath with electric shower over, and is finished with complementary tiling. Fitted storage facilities are provided by cupboards in the lounge (which also houses the water cylinder) and the inner hall, which also gives access to the loft. Further pleasing features include electric heating and double glazed windows. Outside, a shared tarmac/gravel driveway offers off-street parking for two vehicles, and leads to the private rear garden, which is enclosed by timber fencing and is laid to lawn and gravel. Further to this is an external store, which offers outdoor storage. Local amenities at Cradlehall include a Scotmid grocery store, bakers, dental surgery, a children's nursery and a hairdressers. The area is serviced by a good bus service to and from Inverness city centre and Towerhill Crescent is also well placed for access to the Southern Distributor Road, with a number of great amenities located nearby including a Tesco supermarket and petrol station, McDonalds restaurant, Raigmore hospital and UHI Inverness.

Rooms & Dimensions

Entrance Vestibule

Lounge/Dining Room

Approx 4.27m x 3.65m

Bathroom

Approx 2.01m x 1.70m

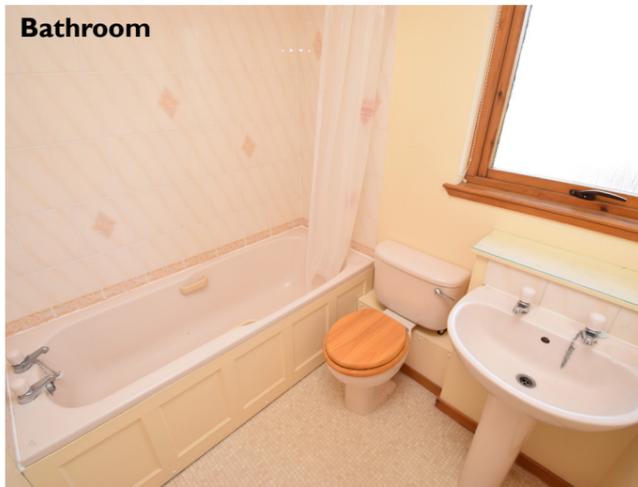
Bedroom

Approx 2.49m x 3.92m

Kitchen

Approx 2.72m x 2.58m

Bathroom



Bedroom

