

Illustration For Identification Purposes Only. Not To Scale

#### Services

Mains water, gas electricity, and drainage.

#### Extras

All carpets, fitted floor coverings and garden shed. Some items of furniture are available by separate negotiation.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

Currently Band E: This will change upon the sale so potentially purchasers will need to make their own assessment via the Highland Council.

#### Viewing

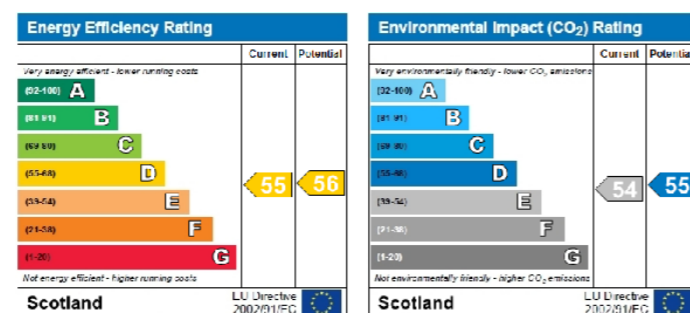
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

This property is exempt from a home report.



**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.



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 rely on the grounds of an alleged mis-statement herein or in any advertisement.



**Bailenrigh**  
**42 Telford Road**  
**Inverness**  
**IV3 8HY**

A six bedroom semi-detached villa that boasts off-street parking, double glazing, gas central heating and an enclosed garden to the rear.

**OFFERS OVER £225,000**

📍 The Property Shop, 20 Inglis Street, Inverness

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

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Semi-Detached House



6 Bedrooms



7 Bathroom



Gas



Garden



[www.munronoble.com](http://www.munronoble.com)



Property Description

Suiting a variety of potential purchasers, including landlords, this six bedroom semi-detached property lies within easy walking distance of Inverness City Centre and offers many pleasing features including gas central heating, double glazing, and boasts off-street parking. The property is currently used as a housing multiple occupancy and has a valid HMO licence and has accommodation spreading over three floors. On the ground floor can be found an entrance hall, two bedrooms and a disabled access shower room which consists of a WC, a wash hand basin and a shower area. Both bedrooms have fitted wall and base mounted units with worktops, a stainless steel sink with drainer and mixer taps, and bedroom two has an en-suite shower room which comprises a WC, a wash hand basin and a wet-walled shower cubicle. The first floor accommodation has two further bedrooms which have en-suite shower rooms with a WC, a wash hand basin and a shower cubicle, and is fitted wall and base mounted units with worktops, a stainless steel sink with drainer and mixer taps. Also located on the first floor is a separate bathroom that comprises a wash hand basin WC, and a bath with electric shower over and has complimentary tiling. Completing the accommodation on the top floor is two bedrooms, a kitchenette, a storage cupboard and loft access. The first bedroom has an en-suite shower room with a WC, a wash hand basin and a wet-walled shower cubicle, while bedroom two has wall and base mounted units with worktops, a stainless steel sink with drainer and mixer taps, and an en-suite shower room with a wet-walled shower cubicle, a WC and a wash hand basin. Externally, to the front of the property there is a gravel parking area for two vehicles and to the rear, the enclosed garden has been laid to a combination of patio and lawn. Located in the rear garden is a timber shed and a small holding which has power and has plumbing for a washing machine. Telford 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.



Rooms & Dimensions

- Entrance Hall
- Ground Floor Bedroom One\*  
Approx 3.91m x 3.97m
- Ground Floor Bedroom Two\*  
Approx 3.97m x 3.10m
- Bedroom Two En-Suite Shower Room\*  
Approx 2.56m x 1.98m
- Ground Floor Shower Room\*  
Approx 1.97m x 3.55m
- FIRST FLOOR
- Bathroom\*  
Approx 1.45m x 2.02m
- Bedroom One\*  
Approx 3.11m x 3.95m
- Bedroom One En-Suite Shower Room\*  
Approx 2.07m x 2.52m
- Bedroom Two\*  
Approx 3.94m x 3.70m
- Bedroom Two En-Suite Shower Room\*  
Approx 2.00m x 1.79m
- TOP FLOOR
- Bedroom One\*  
Approx 3.95m x 3.09m
- Bedroom One En-Suite Shower Room\*  
Approx 1.79m x 1.56m
- Bedroom Two\*  
Approx 3.61m x 3.95m
- Bedroom Two En-Suite Shower Room\*  
Approx 2.93m x 2.15m
- Kitchenette\*  
Approx 1.99m x 1.35m
- (At widest point)\*

