



#### Services

Mains electricity, gas, water and drainage.

#### Extras

All carpets, fitted floor coverings. Curtains, blinds and white goods.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

B

#### Viewing

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

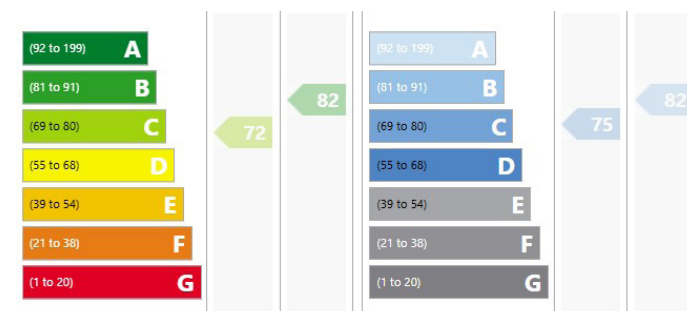
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £150,000

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



## 53 St. Valery Avenue Inverness IV3 5AY

An attractive, two bedroomed mid-terraced villa located in Dalneigh that is fully double glazed, has gas central heating, and gardens.

**OFFERS OVER £148,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Mid-Terraced Villa



2 Bedrooms



1 Reception



1 Bathroom



Gas



Garden



Driveway



**Kitchen**



**Kitchen**



**Bedroom One**



**Bedroom Two**







Lounge/Dining Room

**Property Description**

Located on the West side of Inverness, this fantastic two bedroomed, mid-terraced house with front and rear gardens is situated in the established residential area of Dalneigh, and provides a fantastic space for comfortable family living, first time buyers or young professionals. Offering contemporary and spacious accommodation spread over two floors, the property is in walk-in condition having been freshly painted, and benefits from new carpets, double glazed windows, gas central heating and ample storage provisions. On entering the property, you are met with a bright entrance hall which leads to the kitchen and lounge/dining room. This room is generous in size, but provides a cosy environment with the feature wood-burning stove. A complementary archway opens into the dining area, ideal for entertaining, and overall provides great natural light from being a double aspect room. The well-appointed kitchen is fitted with glossy wall and base mounted units with worktops, and has splashback tiling, a 1 1/2 stainless sink with drainer and mixer tap and an integral gas hob, with electric oven. Located here and included in the sale is a washing machine and fridge-freezer. From here, a door gives access to the rear garden. On the first floor can be found a landing (which has loft access) and two double bedrooms, both boasting excellent storage facilities. Completing the accommodation is the family bathroom which has complimentary tiling a wash hand basin, WC and a super, corner bath with shower over. Outside, the front garden is of low maintenance with a gravel driveway and is fully enclosed by hedging and fencing. The rear garden (which is accessed from the kitchen and side elevation) is a combination of lawn, gravel and paved slabs. Mature trees, hedging and timber fencing provide privacy, while outdoor storage is provided by the way of an external store and garden shed. St Valery Avenue is conveniently located close to a number of local amenities including a general store, dry cleaners, a pharmacy and hairdressers. The property falls within the Dalneigh Primary School catchment area and secondary schooling is provided at Inverness High School, both which are within walking of the property. There is a regular bus service into the city centre routed nearby, and outdoor and indoor sporting facilities can be found at the Aquadome, ice rink and Bught Park, as well as Kings Golf Course.



Lounge/Dining Room



Lounge/Dining Room



Bathroom

**Rooms & Dimensions**

Entrance Hall

Lounge/Dining Room  
Approx 3.50m x 6.63m\*

Kitchen  
Approx 2.89m x 2.82m

Landing

Bathroom  
Approx 1.95m x 1.62m

Bedroom Two  
Approx 3.31m x 3.48m

Bedroom One  
Approx 3.24m x 3.90m

\*At widest point

