

Approximate Gross Internal Area = 111.6 sq m / 1201 sq ft

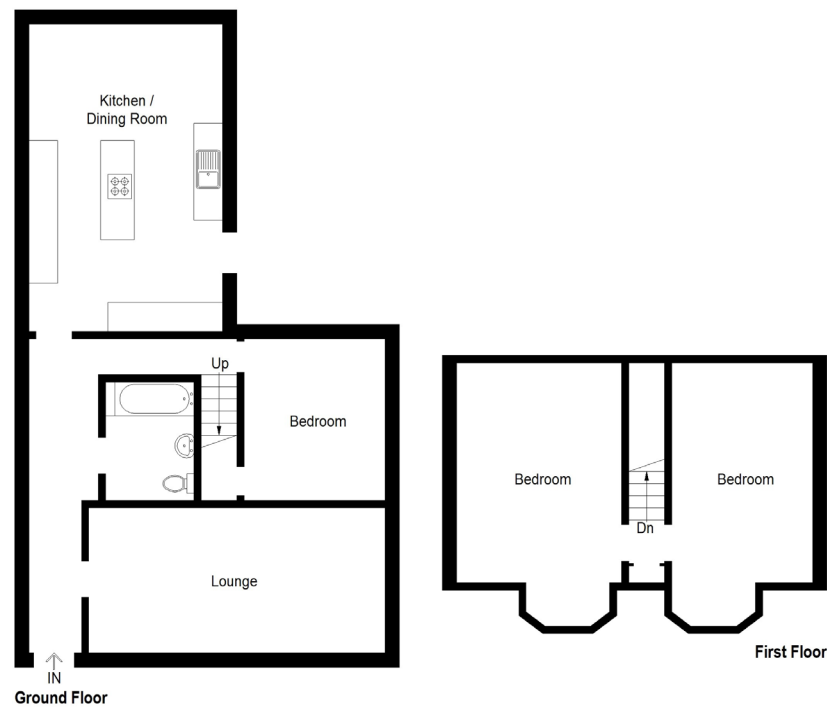


Illustration For Identification Purposes Only. Not To Scale (ID871092 / Ref:81628)

### Services

Mains electricity, gas, water and drainage.

### Extras

All carpets, fitted floor coverings, curtains and blinds. Some items of furniture may be available by separate negotiation.

### Heating

Gas central heating.

### Glazing

Double glazed windows throughout.

### Viewing

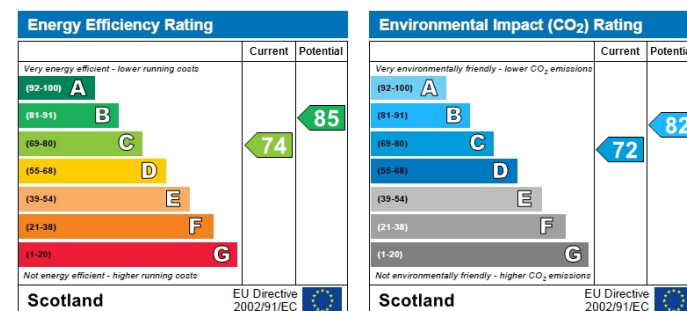
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £255,000  
A full Home Report is available via Munro & Noble Website.



### Ness Cottage 12 Douglas Row Inverness IV1 1RE

A well presented, three bed roomed, terrace cottage located along the banks of the River Ness that has gas central heating, double glazing and off-street parking.

**OFFERS OVER £255,000**

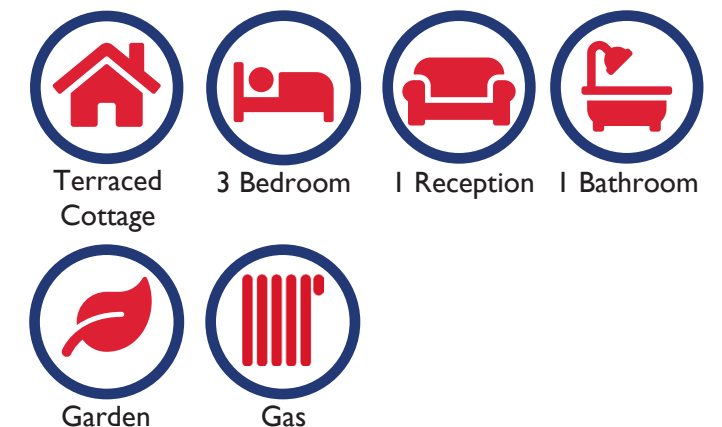
The Property Shop, 47 Church Street,  
Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

### Property Overview



**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.



Open plan Kitchen/Diner



Open plan Kitchen/Diner





Bedroom One



bedroom Two







lounge



Property Description

Located within easy walking distance of the city centre, and enjoying views over the River Ness, this deceptively spacious three bedroom terraced cottage is double glazed, has gas central heating and a low maintenance garden that provides ample space for off-street parking. Appealing to a number of purchasers, including families, the property has recently been used as a successful holiday let and would make a fantastic investment. The attractive accommodation is spread over two floors with the ground floor accommodation consisting of an entrance hall, a cosy front facing lounge, a modern bathroom which comprises a WC, a wash hand basin and a bath with electric shower over, a bedroom and a bright and airy kitchen/dining room. This well-appointed room provides space for dining and is the heart of the home. It comprises wall and base mounted units with worktops, has a work island/breakfast bar, a 1 1/2 stainless steel sink with mixer tap and drainer, ample storage provisions and integral goods include an induction hob with extractor over, an electric oven, a microwave, and a dishwasher. There is space for a fridge-freezer and plumbing for a washing machine. On the first floor can be found a small landing area with a velux window, a cupboard and loft access, and two double bedrooms, one of which benefits from additional attic storage and has potential for variety of uses, subject to gaining the relevant warrants and permissions. To the front of the property there is a small enclosed garden that is laid to gravel and provides space for seating and enjoy views over the River Ness. The rear garden is generous in size and is combination of hedging, gravel and patio and can be accessed via the kitchen/dining room . There is a well placed decking area, perfect for outdoor entertaining and the gravel driveway (which is accessed from Glebe Street) provides space for off-street parking for a number of vehicles. Early viewing is highly recommended to fully appreciate the size of the accommodation within.

Rooms & Dimensions

- Entrance Hall
- Lounge  
Approx 6.21m x 3.00m
- Bathroom  
Approx 2.44m x 1.82m
- Innner Hall
- Bedroom Three  
Approx 3.42m x 3.07m\*
- Open Plan Ktchen/Diner  
Approx 4.05m x 6.49m
- Bedroom One  
Approx 5.51m X 3.17m
- Attic Space  
Approx 7.47m x 2.11m\*
- Bedroom Two  
Approx 5.51m x 2.86m
- (At Widest Point)\*



Rear Garden



Bathroom



Bedroom Three



Attic Space