



**Services**

Mains water, gas, electricity and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. A washing machine and storage unit in rear vestibule.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

E

**Viewing**

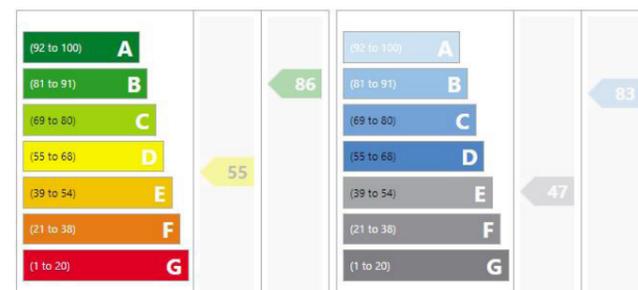
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £225,000  
A full Home Report is available via Munro & Noble website.



**8 Perceval Road  
Inverness  
IV3 5QE**

A substantial, two-bedroomed semi-detached house, located just a few minutes' walk from the city centre.

**OFFERS OVER £223,000**

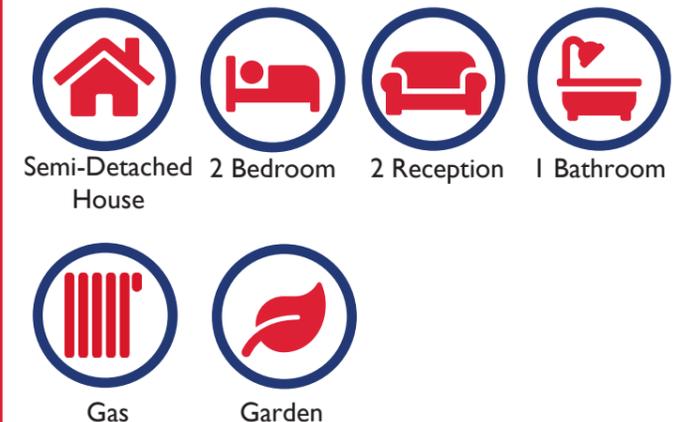
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**



Semi-Detached House, 2 Bedroom, 2 Reception, 1 Bathroom, Gas, Garden

**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.

Lounge



Kitchen



**Property Description**

8 Perceval Road is a charming, two bedroomed period property which is ideally located just a few minutes' walk from the city centre and has a number of excellent facilities. This semi-detached house benefits from gas central heating, double glazing and boasts a number of original features including deep skirtings and high ceilings. With its ample storage provisions and well-proportioned rooms, the property would make a comfortable family home, or could be adapted to provide holiday accommodation given its convenient location. The accommodation within is spread over two floors and on the ground floor can be found an entrance vestibule, an entrance hall (which has a large under-stair storage cupboard), a bright and spacious lounge with feature wood-burning stove which provides a focal point, a formal dining room, a kitchen and a rear vestibule giving access to the rear garden. The kitchen is fitted with wall and base mounted units with worktops, has a 1 1/2 sink with drainer and mixer tap, splashbacks, an electric oven and hob with extractor fan over. The integrated goods include a dishwasher and microwave, and included in the sale is a washing machine. From the entrance hall, stairs rise to the first floor landing, off which can be found two double bedrooms, both having partially combed ceiling and large bay windows, flooding the room's with natural light, and the family bathroom which comprises a WC, a wash hand basin within a vanity unit, a bathtub and also boasts a glass shower cubical with electric shower, complete with complementary wet-walling. The front garden is of low maintenance having a paved path with a mature flower bed border, while the rear garden has shared access from the side elevation and is laid to a combination of gravel and lawn. Sited here are two garden sheds which are included in the sale. Perceval 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 Vestibule  
*Approx 2.04m x 0.42m*
  - Entrance Hall
  - Lounge  
*Approx 4.32m x 4.10m*
  - Kitchen  
*Approx 3.49m x 3.04m*
  - Rear Vestibule  
*Approx 2.75m x 2.13m*
  - Dining Room  
*Approx 4.08m x 4.30m*
  - Landing
  - Bathroom  
*Approx 3.05m x 2.93m\**
  - Bedroom One  
*Approx 4.11m x 4.49m\**
  - Bedroom Two  
*Approx 4.54m x 4.08m\**
- (\*At widest point)

Bathroom



Bedroom One



Bedroom Two

