

Services

Mains gas, electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and washing machine.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

C

Viewing

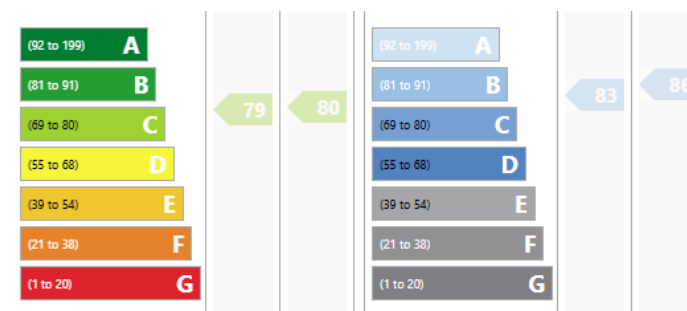
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000
 A full Home Report is available via Munro & Noble website.



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.



16 Rowan Grove Inverness IV2 7PG

A well-presented two bedroomed ground floor apartment, which is located in the well sought after area of Smithton.

OFFERS OVER £148,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Apartment



2 Bedrooms



1 Reception



1 Bathroom



Gas



Garden



Allocated
 Parking



Lounge/Dining Room



Kitchen

Property Description

This pleasant, two bedroomed ground floor apartment is situated in the highly popular Smithton district of the city, close to excellent facilities and boasts its own independent access, gas central heating and is fully double glazed. The property would suit a wide range of purchasers including young professionals, first time buyers or those looking for a property with great letting potential. Inside, the accommodation consists of an entrance hall (with large storage cupboard) two bedrooms, a bathroom, a kitchen, and a bright and airy lounge with feature electric fire which provides a focal point, plus French doors leading to the rear elevation. The modern kitchen which comprises wall and base mounted units with worktops and complimentary splashback tiling, an integrated electric oven, a gas hob with extractor fan over, and a stainless steel sink with mixer tap and drainer. There is a free-standing washing machine which is included in the sale. Completing the accommodation is the bathroom which is fitted with a three piece suite comprising a WC, a wash hand basin within a vanity unit and a bath with mains shower over.

Externally, to the front elevation lies a useful external store and a small area of lawn. The rear elevation is fully enclosed by timber fencing, is laid to lawn with a patio area perfectly positioned to enjoy the sunshine. Sited here and included in the sale are two garden sheds.

16 Rowan Grove, is located nearby to a number of amenities including a Spar store, a hairdressers, a chemist, a take-away and a medical centre. The property is within walking distance of a nursery and primary school, as well as Culloden Woods, where a range of outdoor activities can be enjoyed. Further local amenities include Harry Gow's bakery and a regular bus service into the city centre where a more comprehensive range of amenities can be found.



Bedroom One



Bedroom Two

Rooms & Dimensions

Entrance Hall

Bedroom Two

Approx 2.52m x 2.11m

Bathroom

Approx 1.97m x 1.96m

Lounge

Approx 4.54m x 3.37m

Kitchen

Approx 2.35m x 2.68m

Bedroom One

Approx 2.77m x 3.58m



Bathroom

