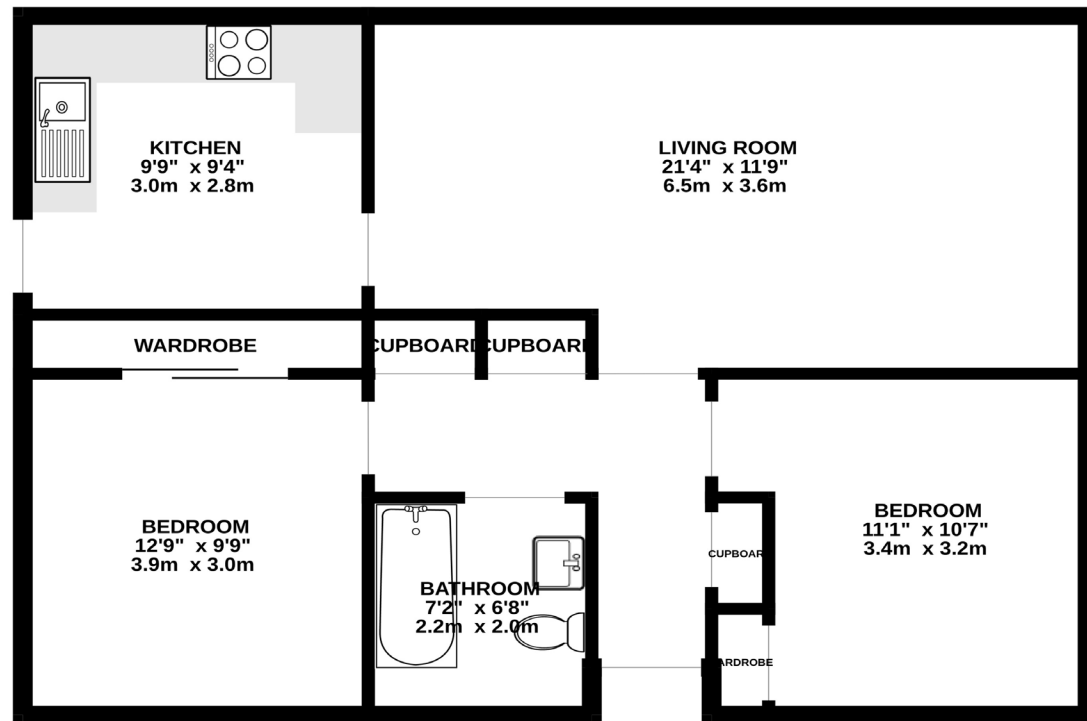




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.
 Fridge-freezer, shed and storage box.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

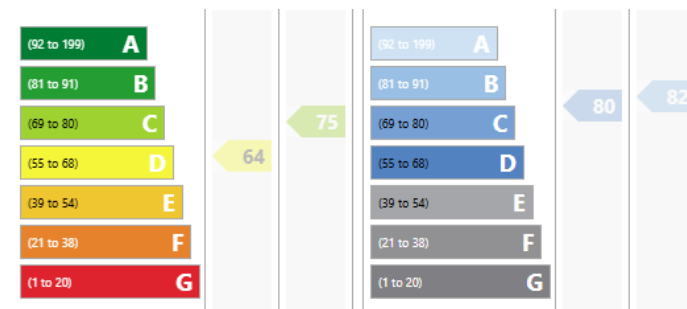
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £220,000
 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.



61 Castlehill Gardens Inverness IV2 5DJ

A fantastic two bedroomed, semi-detached bungalow located on the East side of Inverness which boasts a modern bathroom, gas central heating and a detached garage.

OFFERS OVER £218,000

The Property Shop, 20 Inglis Street,
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Property Description

Located in a quiet cul-de-sac in the desirable Castlehill area of the city, this excellent, two bedroomed semi-detached bungalow offers comfortable and spacious accommodation spread over one floor, and will appeal to a number of purchasers, including young families, the elderly and buy to let investors as it's compliant with the current letting legislation. In walk-in condition throughout, this attractive home offers boasts gas central heating, double glazed windows, a detached single garage, as well as off-street parking, and early viewing is essential to fully appreciate the accommodation within, as well as the convenient location it occupies. Inside consists of an entrance hall, which gives access to two double bedrooms, a bathroom, and a welcoming lounge/dining room which has a front facing picture window, and is the ideal spot for enjoying evenings indoors, memorable meals and entertaining guests. The bright and modern bathroom has a three piece suite hosting a wash hand basin, WC and a bath with shower overhead, and is finished with stylish wet-walling. Completing the accommodation is the kitchen, which is accessed from the lounge/dining room. This room is fitted with ample wall and base mounted units and has excellent worktop space, complimentary splashbacks, and a stainless steel sink with drainer and mixer tap. Integral goods consist of a gas hob with extractor fan over and electric oven. There is plumbing for a washing machine, and a free-standing fridge-freezer which is included in the sale. From here, a door gives access to rear garden. The property has the advantage of great storage facilities, with the principle bedroom boasting triple fitted wardrobes with sliding doors, bedroom two having a wardrobe, while the entrance hall has three good sized cupboards, one which houses the boiler. The loft is also accessed from here and offers additional storage if required.

Outside, the front garden is laid to lawn and boasts a tarmac driveway, offering off-street parking for two vehicles, and leads to the detached single garage which has power, lighting and a pedestrian door. The generously sized rear garden is enclosed by fencing and hedging, lending privacy and incorporates areas of lawn, gravel and paved slabs, making this the perfect setting for enjoying the sunshine. Sited here is a garden shed and storage box which are also included in the sale. Overall, this is fantastic property for those looking for a comfortable home in a popular location.

Local amenities at Cradlehall include a Scotmid grocery store, bakers, dental surgery, a children's nursery, a hairdressers. The area is serviced by a good bus service to and from Inverness city centre and Caulfield Place is also well placed for access to the Southern Distributor Road, with a number of great amenities located.

- Rooms & Dimensions**
- Entrance Hall
 - Bathroom
Approx 2.02m x 2.07m
 - Bedroom One
Approx 2.97m x 3.21m
 - Bedroom Two
Approx 3.21m x 3.29m
 - Lounge/Dining Room
*Approx 6.50m x 3.57m**
 - Kitchen
Approx 2.84m x 2.97m
 - Garage
Approx 2.99m x 5.98m
- *At widest point*

