

#### Services

Mains electricity, gas, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, couch and some items of furniture may be available under separate negotiation.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

D

#### Viewing

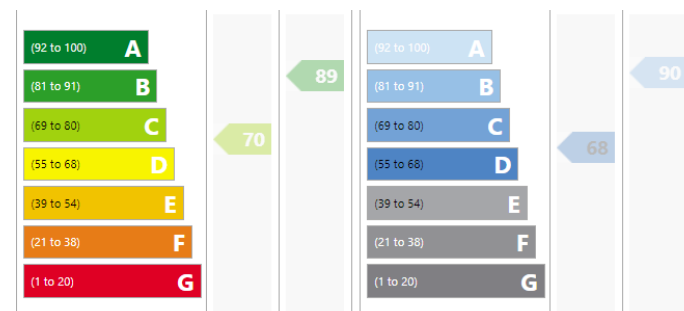
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £215,000  
 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.



## 32 Nevis Park Inverness IV3 8PP

A spacious two bedroomed, detached bungalow in the well sought after area of Kinmylies.

**OFFERS OVER £199,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Detached Bungalow



2 Bedroom



1 Reception



1 Bathroom



Gas



Garden



Office Potential



Garage



Lounge



Kitchen



**Property Description**

Located in a quiet cul-de-sac in the popular Kinmylies area of Inverness, this pleasant two bedroomed detached bungalow is well-proportioned throughout, has double glazing, and gas central heating. The property is positioned in the foot hills of Craig Phadrig forest with views to the east over the north of the city. The accommodation within consists of an entrance hall, off which can be found two double bedrooms, (with the principle bedroom having fitted mirrored wardrobes), a modern bathroom, a study, and a spacious lounge with patio doors giving access to the rear elevation and allowing in a natural abundance of light. The bathroom is fully tiled and comprises a WC, a wash hand basin set within a vanity unit, and a bath with a waterfall mains shower over. Completing the accommodation is the stylish kitchen; comprising sleek wall and base mounted units, worktops, complementary splashbacks, a sink with mixer tap and drainer, and an induction hob with sloping cooker hood, a double oven and grill. Located here and included in the sale are all the integrated appliances (a dishwasher and fridge/freezer) and the washing machine. Externally the property boasts gardens to the front and rear elevations, with the rear garden being fully enclosed and laid to lawn with a large decking area perfect for al-fresco dining. The front garden is laid to lawn with mature shrubs and a lock block driveway providing ample space for off-street parking that leads to the single garage which has power, lighting, a workbench, shelves, a pedestrian door giving access to the rear elevation, and an up and over door. This property would suit a variety of potential purchasers including first time buyers and the elderly alike. Local facilities can be found at Charleston Shopping Complex which include a Doctor's surgery, a chemist, a hairdressers, takeaway and a Spar store with Post Office. Education is provided at Kinmylies Primary School with secondary pupils attending Charleston Academy, which are both within walking distance.

Bedroom One



Bedroom Two



**Rooms & Dimensions**

Entrance Hall

Study  
Approx 2.17m x 1.68m

Bedroom Two  
Approx 2.49m x 2.71m

Bedroom One  
Approx 2.61m x 3.84m

Lounge  
Approx 4.13m x 3.79m

Kitchen  
Approx 2.97m x 2.68m

Bathroom  
Approx 1.97m x 1.96m

Garage  
Approx 2.59m x 5.99m

Bathroom

