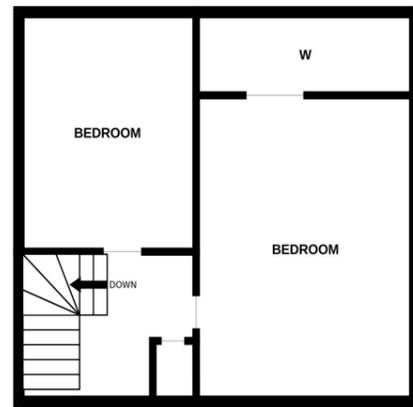
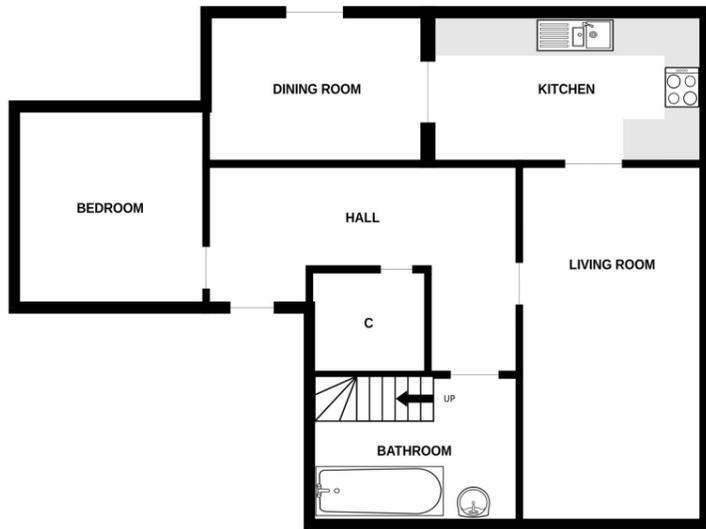


GROUND FLOOR

1ST FLOOR



Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and washing machine. Small shed and storage unit.

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 - £230,000
 A full Home Report is available via Munro & Noble website.



19 Ferntower Avenue

Inverness

IV2 7EY

This fantastic, three bedroomed semi-detached villa located in Culloden has a private driveway, low maintenance gardens, and gas central heating.

OFFERS OVER £229,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview

- 
Semi-Detached Villa
- 
3 Bedrooms
- 
2 Receptions
- 
1 Bathroom
- 
Gas
- 
Garden
- 
Driveway

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.

Kitchen



Kitchen



Bedroom One



Bedroom Two



Lounge



Bathroom



Property Description

Situated in the popular Culloden area of the city, within easy walking distance of number of excellent amenities including primary and secondary schooling, this appealing three bedroomed semi-detached villa occupies a generous corner plot, and has been designed for comfortable family living, with its well proportioned rooms and fantastic storage facilities. Inside offers bright and appealing accommodation spread over two floors, and affords a number of great features including double glazed windows, gas central heating, a private driveway and low maintenance gardens. Upon entering the property, you are met with an entrance hall that opens onto the generous, double aspect principal bedroom, a bright and homely lounge with feature electric fire, and the kitchen/diner. Providing sufficient space for families meals, this open plan room has contemporary wall and base mounted units with worktops, complimentary splashback tiling, and a 1½ stainless steel sink with drainer and mixer taps. An electric hob with extractor fan over, electric oven and fridge-freezer complete the integral goods. From here, a door opens onto the rear garden. The ground floor is finished by the modern bathroom which features stylish wet-walling, a vanity wash hand basin, W/C and a bath with mains shower over. Upstairs houses a small landing and two further bedrooms, both which have Velux windows. A great deal of storage is provided throughout this home by a cupboard in the hall, two in the landing, and two of the bedrooms having built-in wardrobes. The superb use of glazing throughout this home won't go unnoticed by visitors, allowing a profusion of natural light to flood the rooms throughout the day and early viewing comes highly recommended.

Outdoors, the garden to the front elevation is laid to gravel and is partially enclosed by fencing. The tiered rear garden is fully enclosed by walling, hedging and fencing, and is a combination of gravel and patio, making it low maintenance and easy to maintain. The patio area is well placed for enjoying the summer sun, outdoor dining and a safe place for children to enjoy. There is a lock-block driveway which runs to the rear elevation and provides off-street parking for two vehicles.

Local amenities within walking distance include a Co-op supermarket, post office, nursery and hairdressers. A regular buses provide access to Inverness city centre and Raigmore Hospital & Inshes retail park, which offers a wide range of shops, restaurants, recreational and leisure facilities, whilst Inverness Shopping Park (Eastfield Way) has a variety of shops, restaurants and VUE cinema.

Rooms & Dimensions

Entrance Hall

Bedroom One
Approx 3.04m x 4.15m

Dining Room
Approx 2.69m x 2.64m

Kitchen
Approx 3.24m x 2.31m

Lounge
Approx 3.25m x 4.73m

Bathroom
Approx 1.45m x 2.62m

Landing

Bedroom Three
Approx 3.54m x 2.68m

Bedroom Two
Approx 3.42m x 2.39m



Dining Area



Bedroom Three

