



**Services**

Mains water, electricity, gas and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. White goods and garden shed.

**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 - £365,000  
 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.



**49 Argyle Street**  
**Inverness**  
**IV2 3BD**

*This charming family home is located in Crown and has 3/4 bedrooms, an enclosed rear garden, double glazed windows and gas central heating.*

**OFFERS OVER £363,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**



**Kitchen**



**Dining Room**



**WC**



**Ground Floor Bedroom**



**Shower Room**



**Bedroom One**



**Bedroom Two**



Formal Lounge



**Property Description**

Occupying a prime position in the sought after Crown district of Inverness, this attractive 3/4 bed roomed detached villa lies within easy walking distance of number of excellent amenities, and will appeal to families given its generous accommodation and its close proximity to Crown primary School and Millburn Academy. The versatile accommodation retains a number of its original and charming features including high ceilings, deep skirtings, cornicing and beautiful tiled fireplaces. Further attractive features include double glazed windows, gas fired central heating and garden grounds. Upon entering the property, you are met with an inviting entrance hall, off which can be found two reception rooms, including a formal lounge with fireplace, a sitting room/bedroom with alcove shelving and an attractive dining room which provides an abundance of space for a large table and chairs for entertaining. All of the rooms boast large windows, allowing the space to benefit from natural light throughout the day. A double bedroom and useful WC, as well as the kitchen lay to the rear elevation and complete the ground floor accommodation. The kitchen has a door to the rear elevation and is well equipped with a number of wall and base mounted units and worktops, and has splashbacks, a 1 1/2 stainless steel sink with mixer tap and a drainer. There is an integral AEG induction hob with fan over, and electric oven/grill. Located here and included in the sale is a free-standing fridge-freezer, washing machine, tumble dryer and dishwasher. From the hallway, an impressive staircase rises to the second floor which houses a small landing, the family shower room and two double bedrooms, one of which offers excellent storage with two double, fitted wardrobes. The modern shower room comprises a vanity wash basin, WC and a wet-walled shower cubicle with double shower head.

Outside, the substantial rear garden is laid to lawn with a well positioned patio area, making this an ideal setting for al-fresco dining, enjoying the warm summer months and as well as a safe place for children to play. It is fully enclosed by timber fencing, which offers degree of privacy and sited here is a wooden shed which is included in the sale. Parking is by the way of an on-street permit to the front of the property. Overall, this family home makes an ideal purchase for those looking for a quality property in a great location and early viewing is essential.

Crown, a conservation area, is one of the most desirable residential areas of the city and has a wide range of amenities including a doctor and dental surgery, chemist, grocery store, delicatessen, bakers, newsagent/post office, hairdressers, cafes, and hotels, and are all within walking distance. The city centre is a short walk away and provides an extensive choice of shopping and leisure facilities.

**Rooms & Dimensions**

- Entrance Hall
- Formal Lounge  
Approx 3.83m x 3.38m
- Sitting Room/Bedroom  
Approx 3.89m x 3.95m
- Dining Room  
Approx 3.88m x 3.12m
- Ground Floor Bedroom  
Approx 3.88m x 3.11m
- WC  
Approx 1.19m x 1.41m
- Kitchen  
Approx 4.10m x 3.35m\*
- Bedroom Two  
Approx 3.96m x 4.17m
- Shower Room  
Approx 1.82m x 2.01m
- Bedroom One  
Approx 3.88m x 5.36m
- \*At widest point



Sitting Room



Entrance Hall

