



#### Services

Mains water, electricity, drainage and Full Fibre Broadband.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine and a freestanding fridge freezer. Some items of furniture are available under separate negotiation.

#### Factoring Fee

£15.89 per month.

#### Heating

Gas warm air heating system.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

B

#### Viewing

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

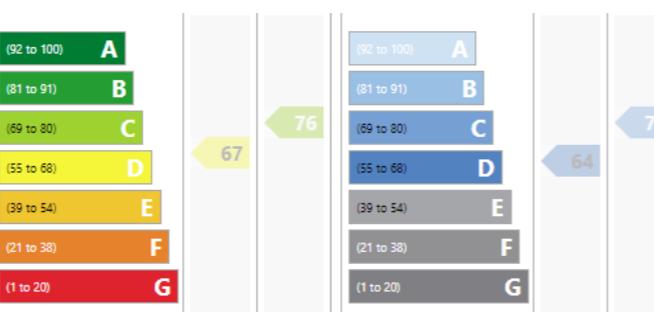
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £110,000

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.



## 73 Esk Road

**Inverness**

**IV2 4HN**

A top floor, three bedoomed maisonette located in Hilton, which is fully double glazed and has communal gardens.

**OFFERS OVER £108,000**

📍 The Property Shop, 20 Inglis Street,  
Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

📞 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Maisonette



3 Bedrooms



1 Reception



1 Bathroom



Gas  
Warm Air



Communal  
Gardens



Communal  
Parking



### Property Description

Located in the established Hilton area of the city, this top floor maisonette apartment would suit first time buyers or those looking for a property with rental potential. It is fully double glazed, has a gas warm air heating system, and partial views towards Ben Wyvis; Further pleasing features include a storage shed, a shared car park, and communal garden grounds with drying area. The accommodation within is spread over two floors, with the ground floor consisting of an entrance hall (with under stairs storage cupboard), a kitchen, and a spacious lounge/diner. On the first floor can be found three bedrooms, two of which have fitted storage cupboards, and a modern bathroom which is fitted with a three piece suite comprising a WC, a wash hand basin, a bathtub with an electric shower over, a large storage cupboard and is completed with complimentary tiling. The stylish kitchen is fitted with wall and base mounted units with worktops, a stainless-steel sink with drainer and mixer taps, has complimentary splashback tiling, a large cupboard which houses the boiler, an electric oven and hob with extractor fan over. Included in the sale is the freestanding fridge/freezer and washing machine. 73 Esk Road is located in the established Hilton district of Inverness where local services include Hilton Village shopping area and a community centre as well as primary schooling. Further amenities can be found at Balloan Road shopping village including a convenience store, a chemist, a beauty salon and a bar/restaurant. The area is also serviced by a good bus service to and from Inverness city centre.



### Rooms & Dimensions

Entrance Hall

Kitchen

Approx 3.04m x 2.74m

Lounge/Diner

Approx 4.71m x 4.91m\*

Landing

Bedroom Three

Approx 2.23m x 3.23m

Bedroom Two

Approx 4.26m x 2.42m

Bedroom One

Approx 2.76m x 4.08m

Bathroom

Approx 1.88m x 2.52m

(\*At widest point)

