

#### Services

Mains gas, electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds.

#### Heating

Gas central heating.

#### Glazing

Mixed glazing.

#### Council Tax Band

B

#### Viewing

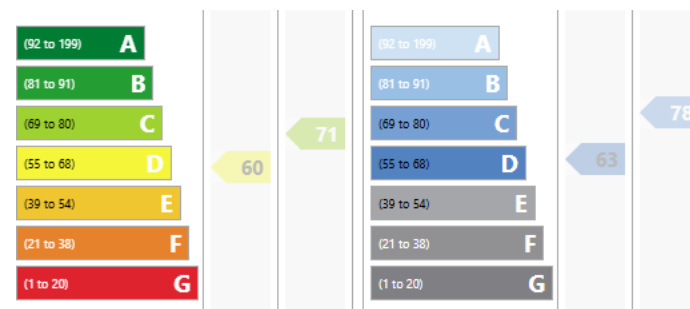
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £140,000  
 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.



## Peabil Neuk, 71 Kenneth Street Inverness IV3 5QF

A one bedroomed ground floor flat which benefits from gas central, mixed glazing and is situated close to Inverness City Centre.

**OFFERS OVER £138,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Flat



1 Bedroom



2 Receptions



1 Shower Room



Gas



Garden



On-Street  
 Permit  
 Parking





Lounge



Kitchen

### Property Description

Conveniently located within walking distance of Inverness city centre, this ground floor, one bedroomed flat lies within easy reach of many local amenities, and offers living space throughout over one floor. Although the property requires full modernisation, once complete, it will suit a variety of potential purchasers including buy-to-let investors, young professionals or those looking for a property with excellent holiday let potential. It benefits from its own independent access, gas central heating, mixed glazing and retains a number of its original features including cornicing, high skirting boards and a tiled fireplace. Inside comprises a bright front porch, off which can be found a hallway, the front facing bedroom, a formal lounge, and the shower room which comprises a wash hand basin, W/C and a wet-walled shower cubicle with electric shower. The lounge lies to the rear, has a tiled fireplace, and glass sliding doors which give access to the dining room and kitchen. The compact kitchen has wall and base mounted units and worktops, and a 1 ½ sink with drainer and mixer tap. Further to this is a electric hob, an eye-level oven, and provides space for an under-counter fridge-freezer and washing machine. Completing the accommodation is the rear porch which can be accessed from the dining room. This area has a further door to a small garden which is laid to paved slabs, is fully enclosed by walling and fencing and houses a shed. The property has storage in the hallway with a walk-in cupboard, and triple mirrored wardrobes in the bedroom.

Kenneth Street is within walking distance of the city centre and well placed for access to the local doctors surgery and pharmacy, a Tesco & Aldi supermarket, takeaway, and hairdressers. Also located nearby is Eden Court Theatre and Inverness Leisure Centre and the Ness Islands. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, restaurants, supermarkets, a Post Office and both bus and train stations are just a short walk away.



Dining Room



Bedroom

### Rooms & Dimensions

- Front Porch  
Approx 2.02m x 1.92m
- Entrance Hall
- Bedroom  
Approx 3.73m x 3.37m
- Shower Room  
Approx 1.95m x 2.73m
- Lounge  
Approx 3.67m x 3.80m\*
- Dining Room  
Approx 2.10m x 3.21m\*
- Kitchen  
Approx 1.69m x 1.81m
- Rear Porch  
Approx 2.48m x 1.40m
- \*At widest point



Shower Room

