

Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, integrated appliances, fridge/freezer and washing machine.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

Viewing

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

Entry

By mutual agreement.

Home Report

 $\label{lem:continuous} Home\ Report\ Valuation\ -\ \pounds 190,000$ A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR.

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.





43 Lily Bank Inverness IV2 6EB

A two bedroom semi-detached villa with garden and driveway, located in the popular Milton of Leys district of Inverness.

OFFERS OVER £190,000

- property@munronoble.com
- **** 01463 22 55 33

- 01463 22 51 65

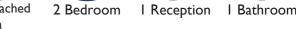
Property Overview





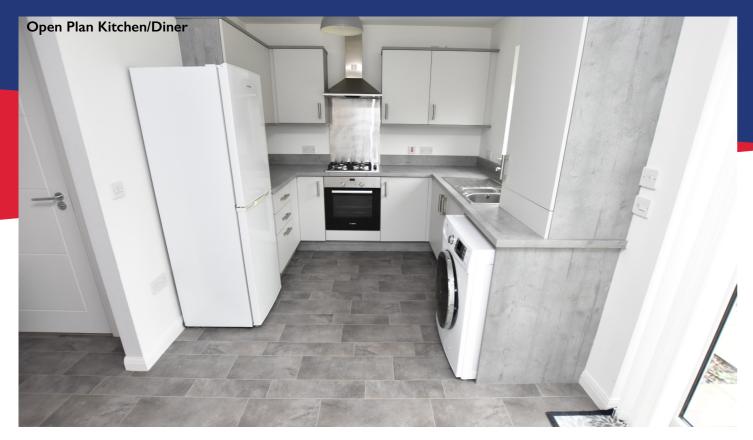






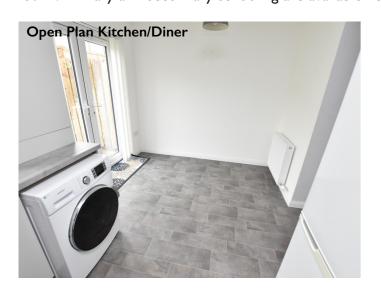




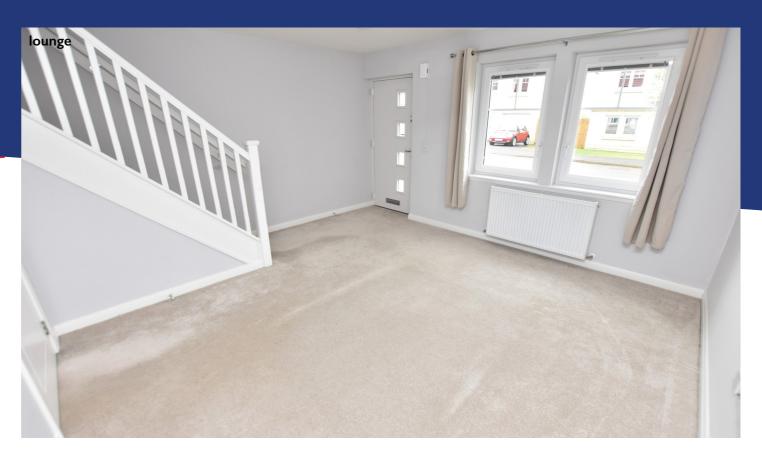


Property Description

Built by Tullochs in 2017, this attractive two bed semi-detached villa is in excellent condition throughout and benefits from double glazing, gas central heating, front and rear gardens and a driveway. The accommodation within is spread over two floors with the ground floor comprising a lounge, a WC, and an open plan kitchen/diner. The kitchen/diner provides space for informal dining, has wall and base mounted units with worktops, a sink with drainer and mixer tap, an integral gas hob with hood over, an electric oven and a freestanding fridge/freezer and washing machine. The first floor accommodation consists of two double bedrooms, both with fitted storage facilities with sliding mirrored doors, and a bathroom which comprises a WC, a vanity wash hand basin, and a bath with mains shower over. The front garden is laid to grass with a paved path and to the left side elevation, a single driveway backs onto a gated fence that provides access to the private rear garden which is laid to grass, is fully enclosed by wooden fencing and has a small patio area. The property is located near to the Southern Distributor Road and offers easy access onto the A9. Inshes Retail Park is situated approximately one mile away, where a number of major retailers can be found including a 24 hour Tesco supermarket and petrol station. A 24 hour Asda Supermarket is also located a few minutes walk away and the property is located on a bus route, allowing for easy access to the city centre, where a more comprehensive range of amenities can be found. Primary and Secondary schooling are available nearby.







Rooms & Dimensions

Lounge Approx 4.39m x 4.02m

Open Plan Kitchen/Diner Approx 4.40m x 2.65m

WC Approx 1.28m x 1.92

Landing

Bedroom Two
Approx 3.69m x 2.71m

Bathroom Approx 2.00m x 2.00m

Bedroom One
Approx 3.27m x 3.70m



