

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

D

Viewing

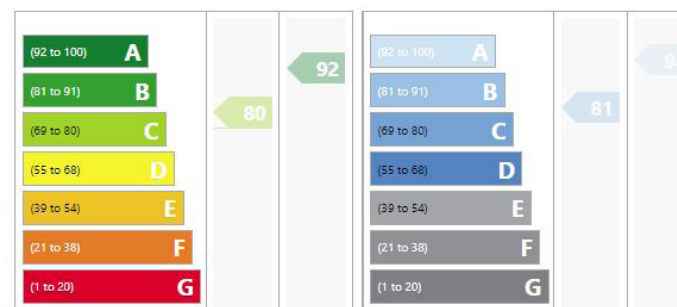
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £190,000
A full Home Report is available via Munro & Noble website.



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

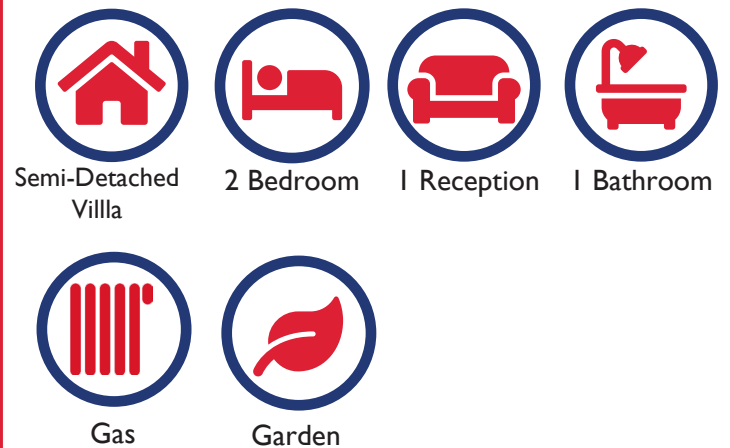
📍 The Property Shop, 47 Church Street, Inverness

✉️ 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

Bedroom One

