

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. White goods and garden shed. Furniture is available under separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

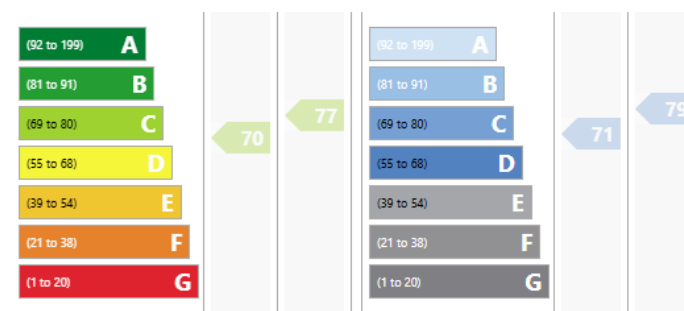
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000
 A full Home Report is available via Munro & Noble website.



30 Glenurquhart Road Inverness IV3 5PA

A attractive, three bedroomed ground floor flat which benefits from gas central, double glazed windows and is situated close to Inverness City Centre.

OFFERS OVER £148,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview



Flat



3 Bedrooms



1 Reception



1 Bathroom



Gas



Garden



Off-Street
 Parking



Property Description

30 Glenurquhart Road is a bright and airy, three bedroomed ground floor flat which is conveniently located within walking distance of Inverness city centre, and lies within easy reach of excellent amenities. It will appeal to a number of purchasers including first time buyers, young families, or those looking for a property with fantastic rental potential. Boasting a number of pleasing features including its own independent access, gas central heating, double glazed windows, and garden grounds, early viewing comes highly recommended to appreciate all it has to offer. Inside, the property has generous living space throughout, and consists of an entrance vestibule and hallway, three bedrooms, and a bathroom comprising a wash hand basin, W/C and a bath with mains shower over, finished with wet-walling. Completing the accommodation is the attractive lounge/dining room which gives access to the kitchen. This room has a gas fire, alcove shelving, and provides space for a table and chairs for informal dining. The kitchen lies to the rear elevation and gives access to the garden. It is fitted with wall and base mounted cabinets with worktops, and stainless steel sink with drainer, taps and tiling. There is a free-standing washing machine, gas cooker and fridge-freezer which are all included in the sale. A great feature of the property is the storage it provides with cupboards in the hallway, kitchen and two of the bedrooms.

Outside, the low maintenance front garden is laid to gravel and is enclosed by timber fencing. The rear garden can be accessed from the side elevation and kitchen and is laid to lawn with a bark and flower border. There are a number of colourful shrubs and sited here is a good-sized timber shed.

The property is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. On the property's door step can be found a Scotmid store, a takeaway and a dentist. Education is provided at Central Primary School and Inverness High School, both of which are within easy walking distance. 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.



Rooms & Dimensions

Entrance Vestibule
Approx 0.98m x 1.50m

Entrance Hall

Bedroom One
Approx 3.09m x 4.28m

Bedroom Two
Approx 3.05m x 3.20m*

Bedroom Three
Approx 2.43m x 3.09m

Bathroom
Approx 1.78m x 2.29m

Lounge/Dining Room
Approx 3.42m x 4.65m*

Kitchen
Approx 2.56m x 3.36m*

*At widest point

