



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. Some items of furniture may also be available.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

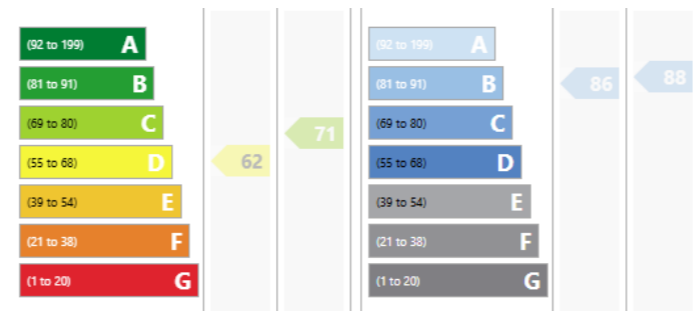
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £125,000
A full Home Report is available via Munro & Noble website.



**66 Bruce Gardens
Inverness
IV3 5EW**

A top floor, three bedroomed flat located in Dalneigh, which is fully double glazed and has electric heating.

OFFERS OVER £124,000

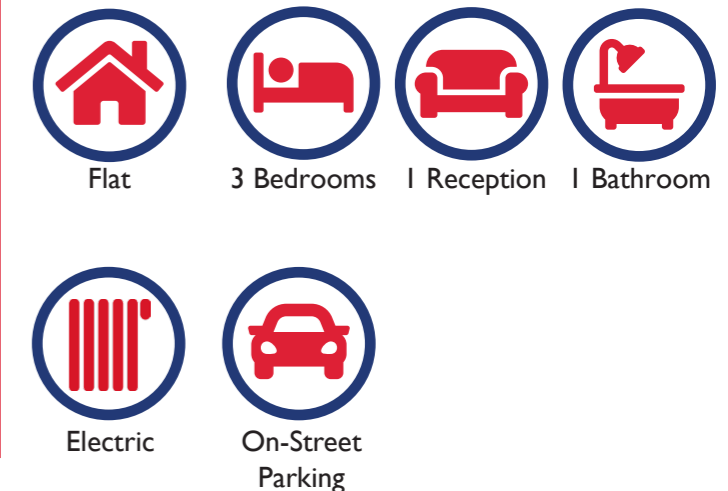
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



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.

Lounge/Dining Room



Kitchen



Property Description

Conveniently located within walking distance to excellent amenities and Inverness City Centre, 66 Bruce Gardens is an appealing three bedroomed, top floor flat which resides in a quiet residential area and boasts double glazed windows and electric heating. The accommodation is well proportioned throughout and will suit a number of potential buyers, including young families, first time buyers or those looking for a property with fantastic rental potential, as it's compliant with the current letting legislation. Access to the flat is via a communal entrance hall, which has stairs leading to the second floor where number 66 can be found. Internally, the property comprises a hallway, off which is a welcoming and spacious lounge/dining room which affords a small balcony to the front elevation, and provides a great space for a good sized table and chairs to enjoy delicious meals, a modern bathroom, three double bedrooms and a fitted kitchen. This well equipped room comprises numerous wall and base mounted units with worktops and splashbacks, and has a stainless steel sink with drainer and taps. There is an integral electric oven and hob with extractor hood over, and a free-standing washing machine and fridge-freezer which are included in the sale. The bathroom is light and airy, and is equipped with a three piece suite comprising a wash hand basin, WC and a bath, complete with complimentary wet-walling and electric shower over.

Outside, the flat sits within communal garden grounds, sheltered by numerous mature trees and on-street parking is available to the front elevation.

Bruce Gardens is conveniently located close to Inverness City Centre and to the River Ness. Primary and secondary schooling are within walking distance and the property is well-placed for access to the Ness Islands, the Aquadome and Eden Court Theatre. A comprehensive range of amenities can be found in the city centre including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Rooms & Dimensions

Entrance Hall

Bedroom Three

Approx 2.35m x 3.60m

Kitchen

Approx 2.85m x 2.40m

Lounge/Dining Room

Approx 4.14m x 4.36m

Bedroom One

Approx 3.23m x 4.12m

Bedroom Two

Approx 3.10m x 3.98m

Bathroom

Approx 2.46m x 1.73m

Bathroom



Bedroom Two



Bedroom Three



Bedroom One

