



Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, and blinds. White goods, bedframes, sofas, and bar stools.

Heating

Electric 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 - £188,000
A full Home Report is available via Munro & Noble website.



**131 Ardness Place
Inverness
IV2 4PE**

A fantastic two bedroomed, semi-detached bungalow located on the South side of Inverness which boasts a rear garden, off-street parking and electric heating.

OFFERS OVER £186,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

-  Semi-Detached Bungalow
-  2 Bedrooms
-  1 Reception
-  1 Shower Room
-  Electric
-  Garden
-  Driveway

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 Area



Kitchen Area

Property Description

Occupying a generous plot in the sought after Holm area of city, 131 Ardness Place is an attractive, two bedroomed bungalow that offers comfortable and spacious accommodation spread over one floor, and will appeal to a number of purchasers, including young families, the elderly alike and buy to let investors. In walk-in condition throughout, the current owners have upgraded this home with quality finishes including solid oak flooring, a modern shower room and a stylish fitted kitchen. This home offers numerous pleasing features including electric heating, double glazed windows, a generous rear garden and off-street parking, and early viewing is essential to fully appreciate the accommodation within, as well as the convenient and peaceful cul-de-sac location. Internally, an entrance vestibule with fitted storage lends privacy before entering the welcoming open plan lounge/kitchen which is the ideal spot for entertaining guests, and enjoying evenings indoors. This cosy room boasts a picture window to the front elevation, offering a natural abundance of light throughout the day. The well appointed kitchen is fitted with glossy wall and base mounted cabinets, completed by laminate worktops and matching breakfast bar. There is a stainless steel sink with mixer tap and drainer, and integral goods consist of a electric oven and hob with extractor fan over, a dishwasher, washing machine and fridge-freezer. The inner hall gives access to two double bedrooms, which have the advantage of double fitted wardrobes with mirrored sliding doors and a shower room which has elegant wet-walling and comprises a vanity wash hand basin, a WC and a shower cubicle with electric Mira shower. The loft is also accessed from the inner hall, is partially floored and offers additional storage if required.

Outside, the front elevation is laid to gravel and has a driveway, offering off-street parking for two vehicles. The rear garden can be accessed from the side elevation and kitchen, and is of low maintenance being laid to gravel. Timber fencing provides an enclosed environment, whilst a superb decking area rests in the corner to enjoy the sunshine in the warm summer months and outdoor events. Ardness place is ideally located within walking distance excellent amenities, including Holm Primary School and Inverness Royal Academy, as well as a Tesco supermarket and petrol station, a pharmacy, hairdressers and a hotel. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema.

Rooms & Dimensions

- Entrance Vestibule
Approx 1.30m x 1.17m
- Open Plan Lounge/
Kitchen
Approx 3.21m x 8.40m
- Inner Hall
- Bedroom One
Approx 2.50m x 3.30m
- Shower Room
Approx 1.80m x 2.28m
- Bedroom Two
Approx 3.31m x 2.62m



Shower Room



Bedroom One



Bedroom Two

