

**Services**

Mains gas, water, electricity and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. A fridge-freezer and washing machine.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

B

**Viewing**

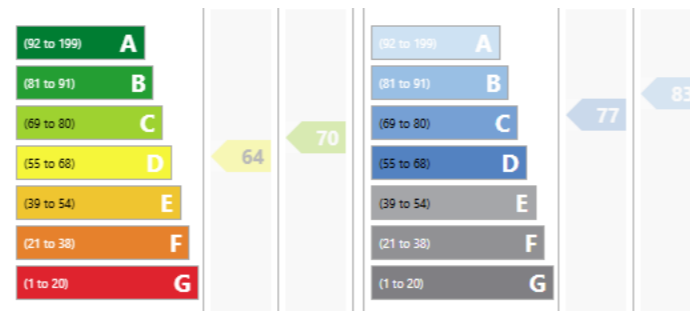
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £93,000  
 A full Home Report is available via Munro & Noble website.



**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.

**Flat 1, 29 Tomnahurich Street  
 Inverness  
 IV3 5DU**

A one bedroomed ground floor flat, located in close proximity to Inverness City Centre.

**OFFERS OVER £90,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**



Open Plan Kitchen/Lounge Area



Open Plan Kitchen/Lounge Area



**Property Description**

Located within walking distance of Inverness City Centre, this one bedroom, ground floor flat benefits from gas central heating, double glazed windows and communal garden grounds. The property requires some modernisation, but once complete, would suit a variety of potential purchasers including first time buyers, buy to let investors, those looking to downsize and viewing is highly recommended to fully appreciate the size of the accommodation on offer, as well as its excellent location. The property is accessed through a communal entrance and the accommodation within consists of an entrance hall, an spacious open plan lounge/kitchen, a double bedroom which boasts a fitted wardrobe with sliding doors and a shower room. The shower room is fitted with a three piece suite comprising a WC, a wash hand basin and a shower cubical with electric shower and is completed with wet walling. The kitchen is fitted with wall and base mounted units with worktops and splashback tiling, a 1 1/2 stainless steel sink with mixer tap and drainer, and included in the sale is the electric cooker, washing machine and fridge-freezer.

Externally, there is a communal garden to the rear of the property which is laid to lawn. 29 Tomnahurich Street is within walking distance of the city centre and well placed for access to the local doctors surgery and pharmacy, a Tesco & Aldi supermarket, takeaway, and hairdressers. Also located nearby is Eden Court Theatre and Inverness Leisure Centre and the Ness Islands. 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 Hall

Open Plan Kitchen/  
Lounge Area

Approx 6.56m x 3.88m

Bedroom

Approx 3.28m x 3.06m

Shower Room

Approx 3.20m x 0.92m

Shower Room



Open Plan Kitchen/Lounge Area



Bedroom



Shower Room

