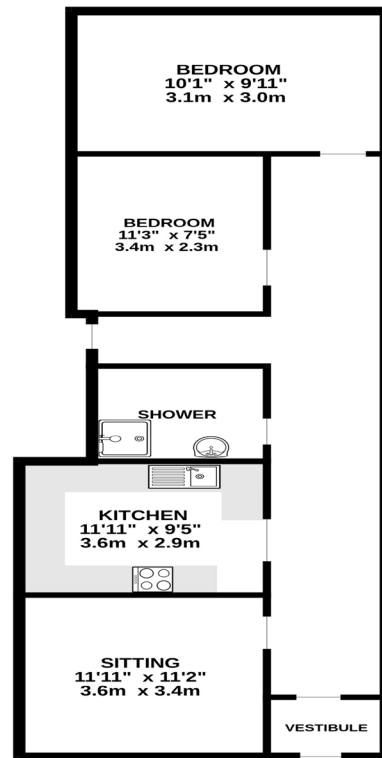




Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Single glazed windows throughout.

Council Tax Band

B

Viewing

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

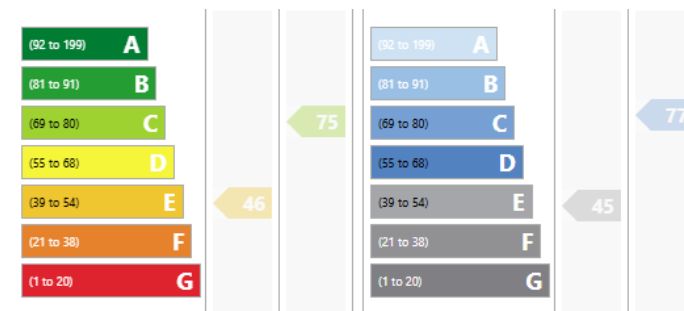
Entry

By mutual agreement.

Home Report

Home Report Valuation - £165,000

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.



23 Argyle Street Inverness IV2 3BA

A wonderful opportunity to acquire a two bedroomed, mid-terraced bungalow ideally situated in a central Inverness location.

OFFERS OVER £163,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Mid-Terraced Bungalow



2 Bedrooms



1 Reception



1 Shower Room



Gas



Garden



On-Street Permit Parking



Lounge

Property Description

Positioned on the East side of Inverness, within easy walking distance of number of excellent amenities, 23 Argyle Street is a two bedroomed mid-terraced bungalow with rear garden and is fitted with single glazed windows and gas central heating. The property requires a degree of modernisation throughout, but offers a fantastic development opportunity for those looking to create a charming home, or for investors looking for a property with excellent Airbnb potential given it's close proximately to the city centre, and local attractions. Internally, the entrance vestibule leads the way to the front facing lounge, which has a fireplace and alcove shelving, and the fitted kitchen. This rooms overlooks the rear garden and comprises mounted cabinets, worktops and splashbacks. There is an integrated gas hob with extractor fan above, an electric oven, along with a free standing washing machine and fridge-freezer that are included in the sale. Further along the hall is the fully tiled shower room. This hosts a three piece suite comprising a WC, wash hand basin and cubicle with electric shower. Both bedrooms have windows to the side elevation and complete the accommodation. The garden is accessed from the inner hall and incorporates two patio areas, which would ultimately make a lovely seating area to enjoy the sunshine and outdoor entertaining. Sited here is a garden shed, and the grounds are enclosed by timber fencing. On-street parking is to the front elevation and is by permit only. Only by viewing can one recognize the potential this property has to offer. Crown, a conservation area, is one of the most desirable residential areas of the city and has a wide range of amenities including a doctor and dental surgery, chemist, grocery store, delicatessen, bakers, newsagent/post office, hairdressers, cafes, and hotels, and are all within walking distance. Excellent schooling is available at nearby Crown Primary School and nearby Millburn Academy, with the city centre also a short walk away and provides an extensive choice of shopping and leisure facilities.



Bedroom One



Bedroom Two



Kitchen

Rooms & Dimensions

- Entrance Vestibule
Approx 1.65m x 1.55m
- Entrance Hall
- Lounge
Approx 3.62m x 3.41m
- Kitchen
Approx 2.87m x 3.38m
- Inner Hall
- Shower Room
Approx 2.41m x 2.00m
- Rear Hall
- Bedroom Two
Approx 3.41m x 2.26m
- Bedroom One
Approx 3.07m x 3.08m



Shower Room

