

#### Services

Mains water, electricity, and drainage.

#### Extras

All fitted floor coverings, curtains, a washing machine and a electric cooker.

#### Heating

Electric heating.

#### Glazing

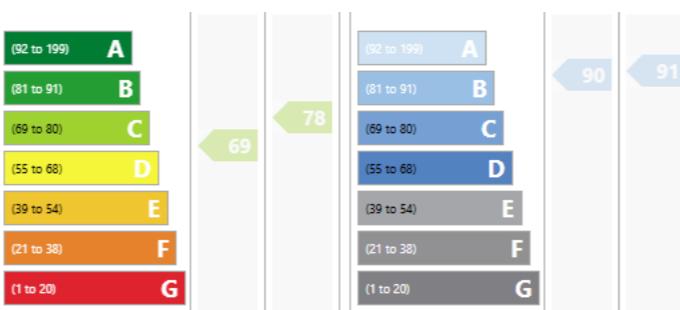
Double glazed windows throughout.

#### Council Tax Band

B

#### Viewing

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



**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.



## 146 Murray Terrace Smithton, Inverness IV2 7WZ

A two bedoomed first floor flat situated within Smithton. It benefits from electric heating, double glazing and allocated parking. It will suit a variety of potential purchasers.

**OFFERS OVER £105,000**

**📍** The Property Shop, 20 Inglis Street, Inverness

**✉️** [property@munronoble.com](mailto:property@munronoble.com)

**📞** 01463 22 55 33

**📠** 01463 22 51 65

#### Property Overview



Flat



2 Bedrooms



1 Reception



1 Bathroom



Electric



Communal Garden



Allocated  
Parking

Lounge/Dining Room



#### Property Description

146 Murray Terrace is a two bedroomeed, first floor flat located in the established Smithton area of the city. It comes with a number of pleasing features, including its own independent access, double glazed windows, communal garden grounds and a private residents parking space. It would ideally suit those looking for a property with rental potential or would equally suit first time buyers and young professionals. The accommodation within is well-presented and comprises an entrance stairwell, a bright and airy open plan lounge/diner with views to the front elevation, a kitchen, an inner hall (with loft access) two bedrooms, which both benefit from fitted storage facilities and a bathroom which consists of a WC, a wash hand basin and a bath with electric shower over. The kitchen is fitted with wall and base mounted units and worktops, complimentary splashback tiling, has a stainless-steel sink with mixer tap and drainer, a free-standing electric oven and hob with extractor fan over, a washing machine and there is also space for a fridge-freezer.

Externally, the property sits within a well-kept communal garden area and comes with a private residents parking space, along with additional ample parking for visitors.

146 Murray Terrace is located in an established area of Smithton to the east of Inverness. There are excellent local amenities within walking distance including shops, bakers, post office, pharmacy, nursery and hairdressers. Primary schooling is available at Smithton Primary school with secondary pupils attending Culloden Academy, which also offers a range of leisure facilities including a swimming pool. It is also in close proximity to the UHI Campus. Regular buses provide access to Inverness city centre which offers a wide range of shops, restaurants, recreational and leisure facilities whilst Inverness Retail Park, about 2 miles away, has a variety of shops and cinema. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are nearby.

Lounge/Dining Room



Bathroom



Kitchen



#### Rooms & Dimensions

Entrance Stairwell

Lounge/Dining Room

Approx. 4.48 x 5.96m\*

Kitchen

Approx. 2.32m x 2.62m\*

Inner Hall

Bedroom One

Approx. 2.70m x 3.00m\*

Bedroom Two

Approx. 2.68m x 2.70m\*

Bathroom

Approx. 1.87m x 2.40m\*

\*At widest point

Bedroom One



Bedroom Two

