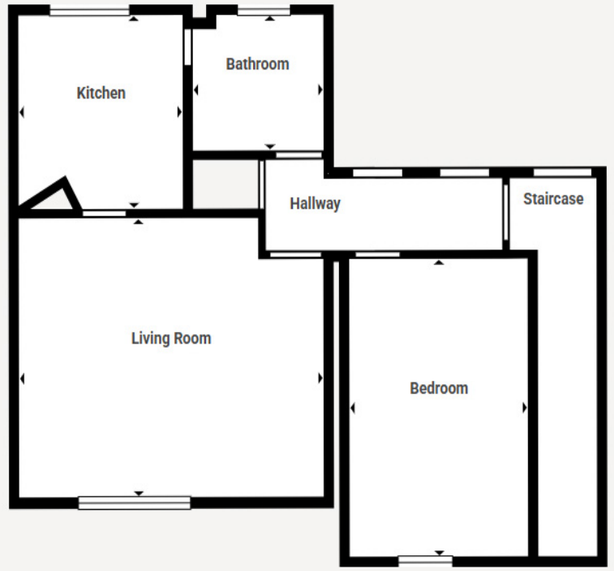


Services
Mains water, electricity, and drainage.

Extras
All carpets, fitted floor coverings, curtains and blinds. White goods, sofa, electric fire with surround and garden shed.

Heating
Gas central heating.

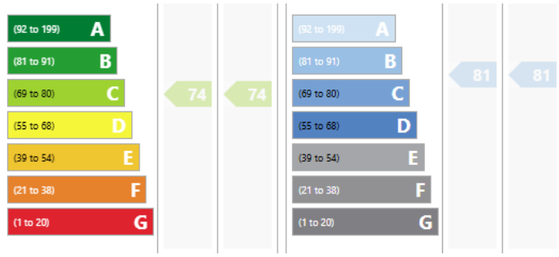
Glazing
Double glazed windows throughout.

Council Tax Band
A

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

Entry
By mutual agreement.

Home Report
Home Report Valuation - £115,000
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.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

32 Old Steading Road
Inverness
IV3 8TR

A well positioned, one bedroomed first floor flat located on the West side of the city. It has excellent storage, a garden and off-street parking.

OFFERS OVER £113,000

The Property Shop, 20 Inglis Street, Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

Flat
1 Bedroom
1 Reception
1 Bathroom
Gas
Shared Garden
Off-Street Parking

Property Description

Affording fantastic views over the city of Inverness, 32 Old Steading Road is a deceptively spacious first floor flat located in the established residential area of Kinmylies, and benefits from a number of features including its own independent access, double glazed windows and gas central heating. The property lies within easy walking distance of excellent amenities which caters adequately for daily requirements, and will appeal to a number of prosecutive purchasers including those looking to purchase their first home, an individual or couple and buy to let investors. Inside, the attractive accommodation comprises an entrance stairway, which leads to the first floor hallway. Here you will find fantastic storage in the form of 4 large cupboards, as well as a partial floored loft which has lighting and a fitted ladder for easy access. From the hall, you can enter all rooms apart from the kitchen, and first up is the double bedroom which offers a cosy space for a restful nights sleep, and boasts a walk-in cupboard. Lying to the rear elevation, the fully tiled bathroom is modern and comprises a vanity wash hand basin, WC and a bath with an electric shower over. Fitted with attractive laminate flooring, the bright and welcoming lounge offers a pleasant outlook, and is a comfortable space for relaxing, informal dining and features an electric fire which provides a focal point. The kitchen is accessed from the lounge and completes the accommodation. It is fitted with wall and base mounted units with worktops, splashback tiling, and a composite sink with drainer and mixer tap. Located here and included in the sale price is a free-standing washing machine, electric cooker and fridge-freezer.

Outside the garden is enclosed by a combination of walling and hedging and is lovely spot for soaking up the sunshine on the warm summer months. The rear garden is shared with number 30, with the area to the side elevation belongs to number 32 and houses a useful timber shed. A parking area to the front elevation offers off-road parking for a single vehicle.

Old Steading Road is located on the West side of the city and is within walking distance of the Caledonian Canal, Blackpark Filling Station and Kinmylies shopping precinct which includes a 2 takeaway restaurants, hairdressers, Spar store, a chemist and doctors surgery. There is a regular bus service to and from the city centre which provides a good selection of shops, amenities and facilities including restaurants, bars and cafes.

Rooms & Dimensions

Entrance Stairway

Hallway

Bedroom

Approx 2.78m x 4.06m

Bathroom

Approx 2.03m x 1.85m

Lounge

Approx 3.82m x 4.74m

Kitchen

Approx 2.67m x 2.56m

32 Old Steading Road, Inverness, IV3 8TR