

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washer/dryer and fridge-freezer.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

C

#### Viewing

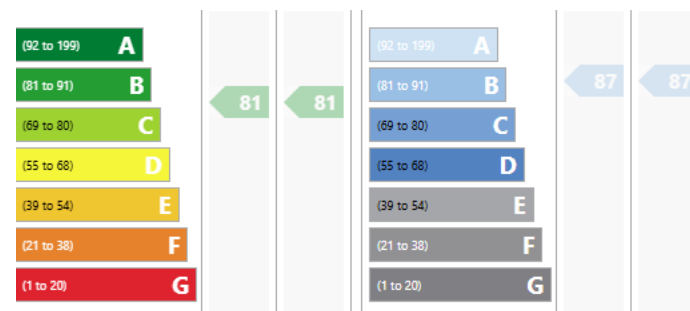
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £170,000  
 A full Home Report is available via Munro & Noble website.



## 5 Barony Crescent Inverness IV2 6FE

A stunning, two bedroomed ground floor cottage flat which benefits from gas central heating and double glazed windows.

**OFFERS OVER £169,000**

📍 The Property Shop, 20 Inglis Street, Inverness

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

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



**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



Kitchen

**Property Description**

5 Barony Crescent is an impressive, ground floor cottage flat which is located in the popular Slackbuie district of Inverness. Enjoying an elevated plot with views over the city, early viewing of the property is essential to appreciate the accommodation within, as well as the desirable location it occupies. The property boasts its own independent access, has gas central heating, double glazed windows and will appeal to a number of prospective purchasers including first time buyers, young professionals, or those looking for a property with excellent rental potential. Upon entering the property, you are greeted with an entrance hall (with a good sized cupboard), a bright and spacious lounge, a kitchen/diner, a stylish shower room and two double bedrooms both benefitting from fitted wardrobes with mirrored sliding doors. The kitchen is fitted with sleek wall and base mounted units with worktops, and a 1 ½ stainless steel sink with mixer tap and drainer. The integrated goods include an electric oven, a gas hob with an extractor hood over, and included in the sale is the washer/dryer and the fridge-freezer. The modern shower room is partially wet-walled and is fitted with a WC, a vanity wash hand basin, and an open shower compartment. The property sits within a well-kept communal grounds area and has residents' parking located to the front elevation which allows space for visitors. The home is located near to the Southern Distributor Road and offers easy access onto the A9. Raigmore Hospital and Inshes Retail Park are situated approximately one mile away where a number of major retailers can be found, including a 24-hour Tesco supermarket and petrol station. A 24-hour Asda Supermarket is also located a few minutes' walk away, and the property is located on a bus route allowing for easy access to the city centre, where a more comprehensive range of amenities can be found. Primary and Secondary schooling are available nearby.



Bedroom One



Bedroom Two

- Rooms & Dimensions**
- Entrance Hall
- Lounge  
Approx 4.20m x 3.11m
- Kitchen  
Approx 3.09m x 2.40m
- Shower Room  
Approx 2.07m x 1.95m
- Bedroom One  
Approx 3.17m x 3.06m
- Bedroom Two  
Approx 2.79m x 2.70m



Kitchen



Shower Room