



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

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 - £195,000
A full Home Report is available via Munro & Noble website.



**44 Bishop's Park
Inverness
IV3 5SZ**

This attractive, two bedroomed first floor apartment benefits from a fantastic central location and has communal gardens and residents' parking.

OFFERS OVER £194,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview

Apartment | 2 Bedrooms | Reception | Bathroom
Gas | Garden | Residents' Parking

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/Dining Room



Kitchen

Property Description

Conveniently located within walking distance of Inverness city centre and a number of excellent amenities, 44 Bishop's Park is a fantastic, two bedroomed first floor apartment that offers a range of great features including, a stylish kitchen, gas central heating (with the boiler installed less than a year ago), double glazed windows and good storage provisions. In excellent condition throughout, the property will appeal to a number of prospective purchasers including first time buyers, young professionals or those looking for a property with great letting potential. A secure entry system allows access to the communal entrance hall, which is shared with just four other properties and has stairs leading to the first floor level where number 44 can be found. Internally, the accommodation is decorated with neutral tones, giving a clean and fresh feel, and comprises a hallway (with a large storage cupboard), two double bedrooms, a bathroom and a generously sized lounge/dining room and a fully fitted kitchen. This room is accessed from the lounge and is well-equipped with modern wall and base mounted units with worktops and splashback tiling, has a stainless steel 1 1/2 sink with mixer tap and drainer, and the integrated goods include an electric oven and hob with extractor fan over, a fridge-freezer and a washer/tumble dryer. Both bedrooms are bright and spacious, and have the advantage of built-in wardrobes. The apartment is completed by the bathroom which has elegant tiling and consists of a bath with mains shower over, a WC and a wash hand basin. Outside, the apartment sits within well maintained communal garden grounds and comes with its own designated parking space along with additional parking spaces for visitors. It also benefits from a shared bike shed. Early viewing of this attractive home is essential to appreciate the size of the accommodation within, as well as the desirable location it occupies. The Bishops Court development is well placed for access to the local doctors surgery and pharmacy, as well as Eden Court Theatre & Inverness Leisure Centre. There are a number of walks within minutes of the property, including Ness Islands, Whin Park and the Caledonian canal. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations, which are all within walking distance.

Rooms & Dimensions

Entrance Hall

Lounge/Dining Room

Approx 4.17m x 3.94m

Kitchen

Approx 3.34m x 2.78m

Bathroom

Approx 2.04m x 1.19m

Bedroom One

Approx 3.14m x 2.97m

Bedroom Two

Approx 2.56m x 3.12m

Bedroom One



Lounge/Dining Room



Bathroom



Bedroom Two