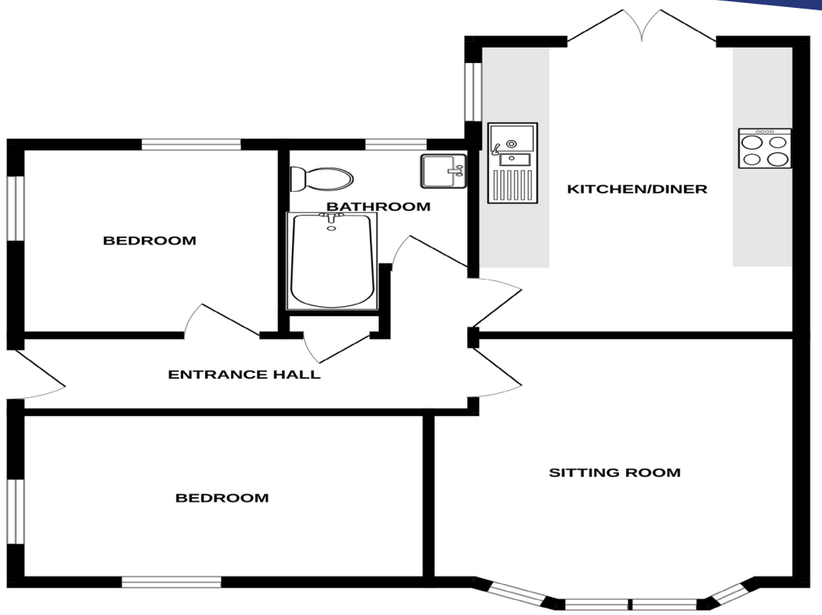
MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



Services
Mains water, electricity, and drainage.

Extras
All carpets, fitted floor coverings, curtains and blinds. Bedroom furniture, rugs, washing machine and fridge-freezer.

Heating
Electric heating.

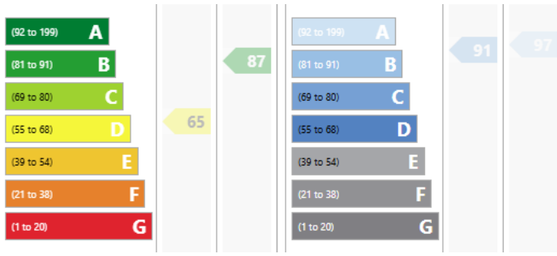
Glazing
Double glazed windows throughout.

Council Tax Band
B

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

Entry
By mutual agreement.

Home Report
Home Report Valuation - £145,000
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.

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AnnieMaisie Cottage
2A Shop Street
Inver, Tain
IV20 1SE

This attractive, two double bedroomed cottage is located in the peaceful village of Inver, and boasts modern accommodation throughout, a private rear garden and off-street parking.

OFFERS OVER £144,000

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

Property Overview

Semi-Detached Cottage
2 Bedrooms
1 Reception
1 Bathroom
Electric
Garden
Driveway
Solar Panels

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.

Lounge

Lounge

Bedroom One

Bedroom Two

Property Description

Perfectly positioned in the coastal village of Inver, just a short walk away from the shores of Inver Bay and Dornoch Firth, this charming two bedroomed cottage is beautifully presented and provides a fantastic space for comfortable everyday living. Enjoying a sizeable plot in a quiet street, early viewing of the property is essential to appreciate the quality of the accommodation within, as well as its low maintenance garden grounds. Tastefully decorated throughout, this home is sure to appeal to a number of prospective purchasers including first time buyers, young families, and buy to let investors. Inside you are treated to a number of features including a modern fitted kitchen, double glazed windows, electric heating, and a media wall. Upon entering the cottage, you are greeted with the bright and airy hallway, off which can be found the open plan lounge/kitchen/diner, two double aspect bedrooms, and the gorgeous bathroom which is fully tiled and comprises a wash hand basin, WC and a bath with mains shower over, complete with contemporary sanitaryware and chrome towel rail. The lounge is a welcoming space for relaxing and boasts a media wall with feature electric fire, perfect for enjoying cosy evenings indoors. From here, an open archway leads to kitchen/diner which has French doors to the rear elevation, allowing the space to be flooded with natural light during the day. It is fully fitted with a range of glossy grey wall and base mounted units with worktops and splashback tiling, a 1½ sink with mixer tap and drainer, and has integrated appliances including an a 5 ring induction hob with extractor fan over and an eye-level electric oven/grill. There is space for a table and chairs for informal dining, and included in the sale is a washing machine and fridge-freezer. Storage is provided by a cupboard in the hallway, as well as the loft which runs the full length of the property. Subject to gaining the relevant warrants and permissions, this flexible space has potential for variety of uses. Outside offers solar panels, while the front garden is laid to gravel, offering adequate off-street parking for a number of vehicles. The rear elevation is generous in size and is decorated by a delicate gravel border, while incorporating areas of patio and a raised decking area. Privacy is provided by the timber fencing and trees, and a well-placed seating area proposes a lovely spot to enjoy the sun.
The village of Inver is set in the picturesque countryside of Easter Ross with spectacular views across the Dornoch Firth to the Sutherland Hills. A glorious sandy beach stretches along the coastline with a slipway for fishing or leisure craft. The village has a primary school and village hall that plays host to various groups/activities. Tain is the nearest town, approximately 6 miles and offers a bank, a medical practice, supermarkets and schooling.

Rooms & Dimensions

Entrance Hall

Bedroom One

Approx 2.65m x 4.15m

Bedroom Two

Approx 2.97m x 2.69m

Bathroom

*Approx 1.78m x 2.56m**

Lounge

Approx 3.83m x 3.98m

Kitchen/Diner

Approx 3.29m x 4.57m

*At widest point

AnnieMaisie Cottage, 2A Shop Street, Inver, IV20 1SE