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**46 Harrowden Road
Inverness
IV3 5QN**



A well-proportioned three bedroom semi-detached villa located within walking distance of the city centre that boasts double glazing throughout, gas central heating, two reception rooms, gardens and off-street parking. Suiting a variety of potential purchasers viewing is recommended.

OFFERS OVER £223,000

HSPC Reference: 56575

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com





PROPERTY

Suiting a variety of potential purchasers, this semi-detached villa has well-proportioned accommodation spread over two floors. The property was refurbished in 2017/2018 and viewing is recommended. On the ground floor can be found a generously sized lounge with bay window and multi-fuel stove and a dining room that gives access to the rear garden and which has a modern kitchen off. Three bedrooms and the modern family bathroom can be found on the first floor, with the master bedroom having fitted storage facilities.

GARDENS

The property has gardens to the front and rear elevations, with the front garden being fully enclosed and laid mainly to gravel whilst having a small flower bed and a mature beech tree. The rear garden is low-maintenance as it is laid to a combination of gravel and paving, has a concrete hard standing, a small flower bed, and situated here is a timber shed. Along with the tarmac drive that runs up the side of the property the rear garden provides ample space for off-street parking.

LOCATION

The property is located on Harrowden Road close to Inverness City Centre and to the River Ness. Primary and secondary schooling are located nearby and the property is well-placed for access to the Ness Islands, the Aquadome and Eden Court Theatre. A comprehensive range of amenities can be found in the city centre including Eastgate



Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

GENERAL DESCRIPTION

A storm door opens on to the entrance vestibule.

ENTRANCE VESTIBULE

Approx. 1.29m x 1.35m

The vestibule has a single glazed door to the entrance hall.

ENTRANCE HALL

The carpeted hall has a radiator, doors to the lounge, the dining room, an under-stairs storage cupboard and carpeted stairs rise to the first-floor landing.

LOUNGE

Approx. 4.76m x 5.78m

The carpeted lounge has a bay window to the front elevation, a radiator and a multi-fuel stove set within a fireplace.



DINING ROOM

Approx. 3.36m x 3.54m

The dining room has laminate flooring, a radiator, a double-glazed door to the rear garden and a doorway to the kitchen.

KITCHEN

Approx. 3.30m x 2.06m

The kitchen is double-aspect having windows to the rear and side elevations. It has a continuation of the laminate flooring from the dining room and comprises wall and base mounted units with worktops and splash-back tiling. It has a sink with drainer and mixer tap, an integral electric oven and gas hob with extractor over, plumbing for a washing machine and has both an integral fridge and an integral freezer.

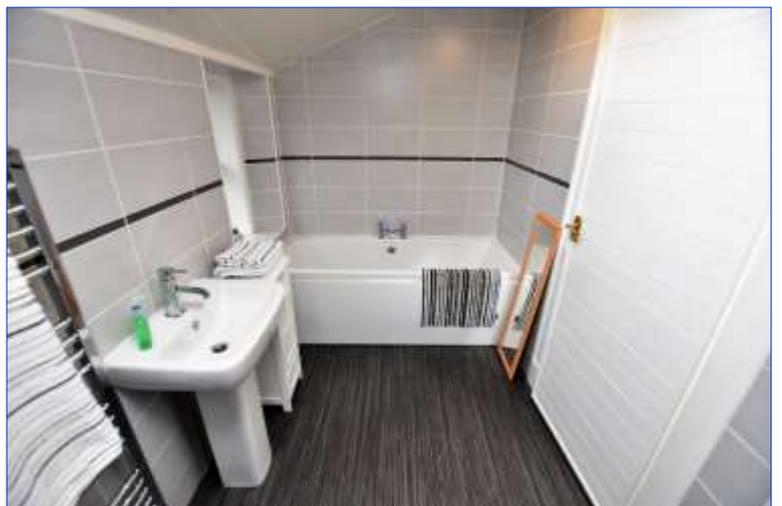
LANDING

Carpeted stairs rise from the hall to the carpeted landing, with the half-landing having a door to the bathroom. The main landing has a skylight and doors to all three bedrooms and a storage cupboard that gives access to the loft.

BATHROOM

Approx. 3.21m x 1.97m (at widest points)

The bathroom has tiled walls, vinyl flooring and comprises a WC, a wash hand basin, a bath and a wet walled shower cubicle. It has a radiator and there are two windows to the rear elevation.



BEDROOM ONE

Approx. 3.38m x 4.74m
The carpeted master bedroom has a radiator, a window to the front elevation, a door to a shelved storage cupboard and has fitted wardrobes and drawer units.



BEDROOM TWO

Approx. 3.55m x 3.39m
This bedroom is carpeted, has a radiator, a window to the rear elevation and some recessed shelving.

BEDROOM THREE

Approx. 2.18m x 4.22m
The third bedroom has a window and a Velux window both to the front elevation, a radiator and is carpeted.

SERVICES

Mains water, gas, electricity and drainage.

HEATING

Gas central heating.

GLAZING

Double glazed windows.

EXTRAS

All carpets, fitted floor coverings and some blinds/curtains.

VIEWING

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

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	80	80	80
80	80	80	80
80	80	80	80
80	80	80	80
80	80	80	80
80	80	80	80
80	80	80	80
80	80	80	80
80	80	80	80

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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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These particulars are believed to be correct but are 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.