



## 1B HILL STREET, INVERNESS IV2 3AT

### Mid-terraced dwellinghouse of traditional construction

Sought after area of Inverness

Lounge

Kitchen

3 bedrooms

Shower room

Gas central heating and partial double glazing

Small patio to rear and shared garden

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## Offers over £150,000

Viewing: By telephoning the selling agents on 01463 226232 to arrange an appointment to view.



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## THE PROPERTY

1b Hill Street, Inverness is a three bedroomed mid-terraced house of traditional construction located in a sought-after area of Inverness. The property has the benefit of gas central heating and is partially double glazed but is in need of modernisation. Spacious first floor. Accommodation comprises, downstairs, hallway, lounge, kitchen, upstairs there are three bedrooms and family shower room.

## LOCATION

Located in the popular Crown area of Inverness, the property enjoys easy access to the city centre and a wide range of amenities. Local services can be found at nearby Kingsmills and both primary and secondary schools are nearby.

## ACCOMMODATION

Front door leads to entrance vestibule. Partially glazed inner door leads to hallway with doors off to: -

**Lounge** *13' x 13'11" [3.96m x 4.24m]*  
To the rear of the property. Tiled fireplace. Recess.

**Kitchen** *6'7" x 9'10" [2.01m x 3.00m]*  
Inner hallway with under stairs cupboard. Floor and wall units. Stainless steel sink. Door to outside with slabbed patio area.

Stairs lead to upper landing with skylight providing ample light. Provides access to: -

**Shower room** *9'7" x 6' [2.92m x 1.83m]*  
Ample room for a bath. White WC and wash hand basin. Fully enclosed shower cubicle with instant electric shower. Cupboard housing hot water tank.

**Bedroom 1** *13'2" x 11'2" [4.01m x 3.40m]*  
Situated to the rear of the property.

**Bedroom 2** *13'4" x 14'8" [4.06m x 4.47m]*  
Spacious room situated to the front of the property. Gas fire.

**Bedroom 3** *10'6" x 6'9" [3.20m x 2.06m]*  
To the front of the property.

As stated, the property benefits from gas central heating and partial double glazing.

## OUTSIDE

To the rear there is an easily maintained slabbed patio area with coal bunker and concrete shed. Pedestrian access to shared drying green and Kingsmills Road.

## EPC BAND

The property lies within Energy Performance Band D.

## COUNCIL TAX

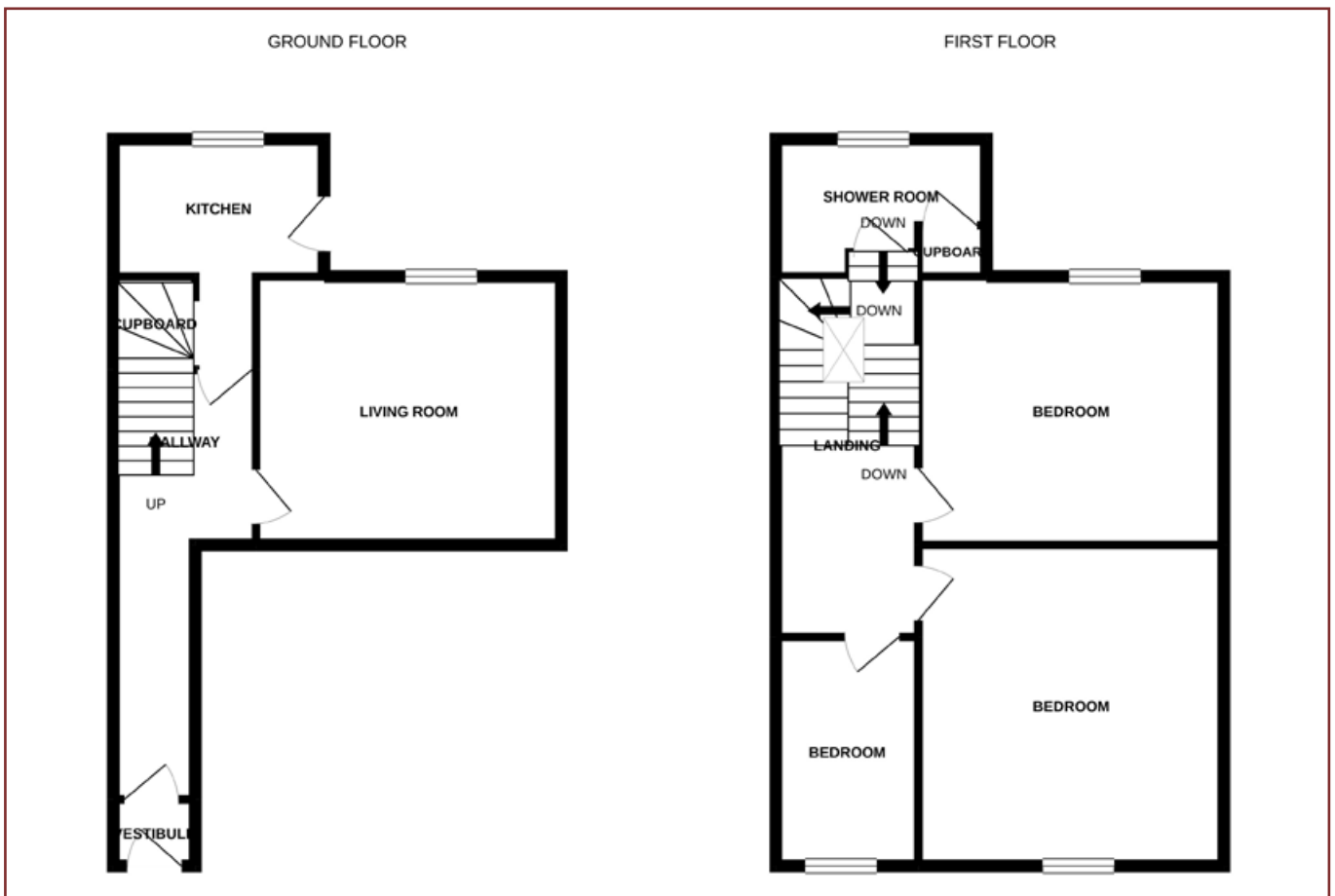
The property lies within Council Tax Band C.

## HOME REPORT

A Home Report is available for this property and can be requested from the selling agents.

## ENTRY

By negotiation.



If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.