

Services

Mains water, electricity, gas and drainage.

Extras

All carpets and fitted floor coverings. Washing machine, fridge freezer, and garden shed.

Heating

Gas central heating.

Glazing

Double glazing.

Council Tax Band

D

Viewing

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

Entry

By mutual agreement.

Home Report

Home Report Valuation - £198,000.
A full Home Report is available via Munro & Noble - property@munronoble.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	89	75	89

Scotland EU Directive 2002/91/EC

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.



**22 Castlehill Park
Inverness
IV2 5GJ**

This well presented three bedroom semi-detached villa located in Cradlehall has a garden with views over the city and off-street parking.

OFFERS OVER £198,000
hspc HSPC Ref 58605

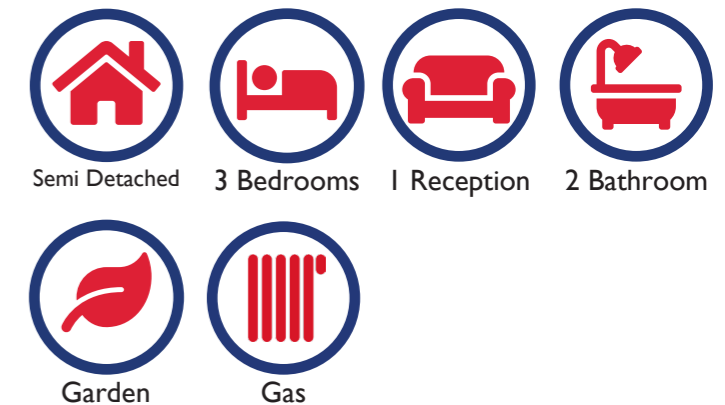
The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Lounge



Kitchen

An excellent opportunity to purchase a three bedroom semi-detached villa which has been designed for modern day family living and is located in the popular Cradlehall area of the city. The property benefits from double glazing, gas central heating, and early viewing is highly recommended. The well-proportioned accommodation is spread over two floors with the ground floor comprising an entrance hall with storage cupboard, a WC, and a bright and spacious front facing lounge which in turn leads to the well-equipped kitchen/diner. Providing ample space for informal dining, this open plan kitchen/diner has contemporary wall and base mounted units with worktops, complimentary splashback tiling, a sink with drainer and mixer taps, and a gas hob with hood over and electric oven. From here, double French doors open onto the private south-facing rear garden. On the upper floor can be found a landing with storage cupboard and loft access, three bedrooms, two of which benefit from fitted storage facilities and the family bathroom which comprises a WC, a sink and a bath with mains shower over. The front garden is laid to law and has a tarmac driveway which provides space for off-street parking. Fully enclosed by wooden fencing, the rear garden is generous in size and is mainly laid to lawn. A gravel patio area provides an ideal venue for al fresco dining and boasts attractive views on the Inverness and beyond. The property is close to facilities in Cradlehall Shopping Centre which include a general store, bakery, restaurant/takeaway, nursery and dental surgery. Education is provided at Cradlehall Primary School or Culloden Academy. A regular bus service to and from Inverness city centre is routed close by, while the University is within walking distance.

Rooms & Dimensions

Entrance Hall	
Lounge Approx.	3.08m x 4.68m
Kitchen/Diner Approx.	5.11m x 2.68m
WC Approx.	1.10m x 1.90m
Bedroom One Approx.	3.62m x 2.57m
Bedroom Two Approx.	3.09m x 3.09m
Bedroom Three Approx.	2.45m x 2.63m
Bathroom Approx.	1.91m x 2.02m



Diner



Bedroom One



Bedroom Two



Bathroom



Garden