



Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating

Glazing

Mixed glazing throughout.

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 - £260,000
A full Home Report is available via Munro & Noble
- property@munronoble.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		81			75
		31			24
Scotland	EU Directive 2002/91/EC		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.



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 rely on the grounds of an alleged mis-statement herein or in any advertisement.

**20-22 Kenneth street
Inverness
IV3 5NR**

A substantial, centrally located, nine bedroom (four with en-suite facilities) three reception room, end terraced property within walking distance of the city centre amenities and the River Ness, that boasts well proportioned accommodation spread over three floors, a garden and off-street parking.

OFFERS OVER £249,995
hspc HSPC Reference: 58696

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



End Terrace 9 Bedrooms 3 Receptions 6 Bathrooms

Garden Gas Garage



Reception Room



Lounge



Dining room



Kitchen





Garden



Bedroom One

Property Description

This end terraced villa is located within walking distance of the city centre and from many tourist attractions including the cathedral, the Eden Court Theatre, the River Ness and the picturesque Ness Islands. It requires a degree of refurbishment but would suit those looking for a sizeable family home or those looking for a property with great bed and breakfast potential having previously been used for this purpose. Equally the property also holds potential for development, subject to gaining the relevant warrants and permissions. The well proportioned accommodation within is spread over three floors, the ground floor accommodation consisting of three reception rooms, a kitchen with utility room and shelved pantry off and a WC. On the first floor can be found seven bedrooms (four of which having en-suite shower rooms that comprise WC's, wash hand basins and wet walled shower cubicles with electric showers) a bathroom and a shower room. Completing the accommodation and being located on the second floor are two further bedrooms one of which could be utilised as an office if required. Externally the property boasts a low maintenance garden to the rear that is laid to a combination of gravel and patio and which provides space for off street parking. Located within the rear garden is a timber summer house with decking and both a timber single garage and a timber shed.



Bedroom Two



Bedroom Four

Rooms and Dimensions

Entrance vestibule

approximately
1.66m x 1.88m

Entrance hall

Reception room

approximately
6.71m x 4.26m

Lounge

approximately
6.69m x 4.24m

Dining room

approximately
6.79m x 2.79m

Kitchen

approximately
5.40m x 2.82m

Utility room

approximately
2.36m x 2.47m

WC

approximately
1.59m x 2.44m

1st Floor Front Landing

Bedroom one

approximately
2.87m x 3.20m

En-suite

approximately
0.89m x 1.67m

Bedroom two

approximately
3.64m x 4.25m

En-suite

approximately
2.00m x 0.92m

Bedroom three

approximately
2.09m x 2.52m

Bedroom four

approximately
4.23m x 3.76m

En-suite

approximately
1.85m x 0.92m

First Floor Rear Landing

Bathroom

approximately
1.65m x 2.02m

Bedroom six

approximately
2.62m x 3.64m

Bedroom seven

approximately
2.64m x 3.29m

Shower room

approximately
1.97m x 2.05m

2nd Floor Landing

Bedroom eight

approximately
3.70m x 4.01m

Bedroom nine/office

approximately
3.63m x 3.98m