



Illustration For Identification Purposes Only. Not To Scale (ID747062 / Ref. 77008)

#### 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

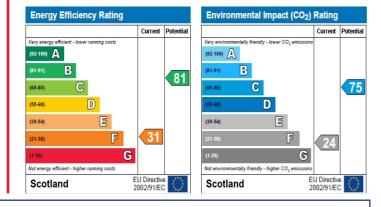
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.





### Home Report

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



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. 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.





# 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

- **Q** The Property Shop, 47 Church Street, Inverness
- property@munronoble.com
- **\$** 01463 22 55 33
- **→** 01463 22 51 65



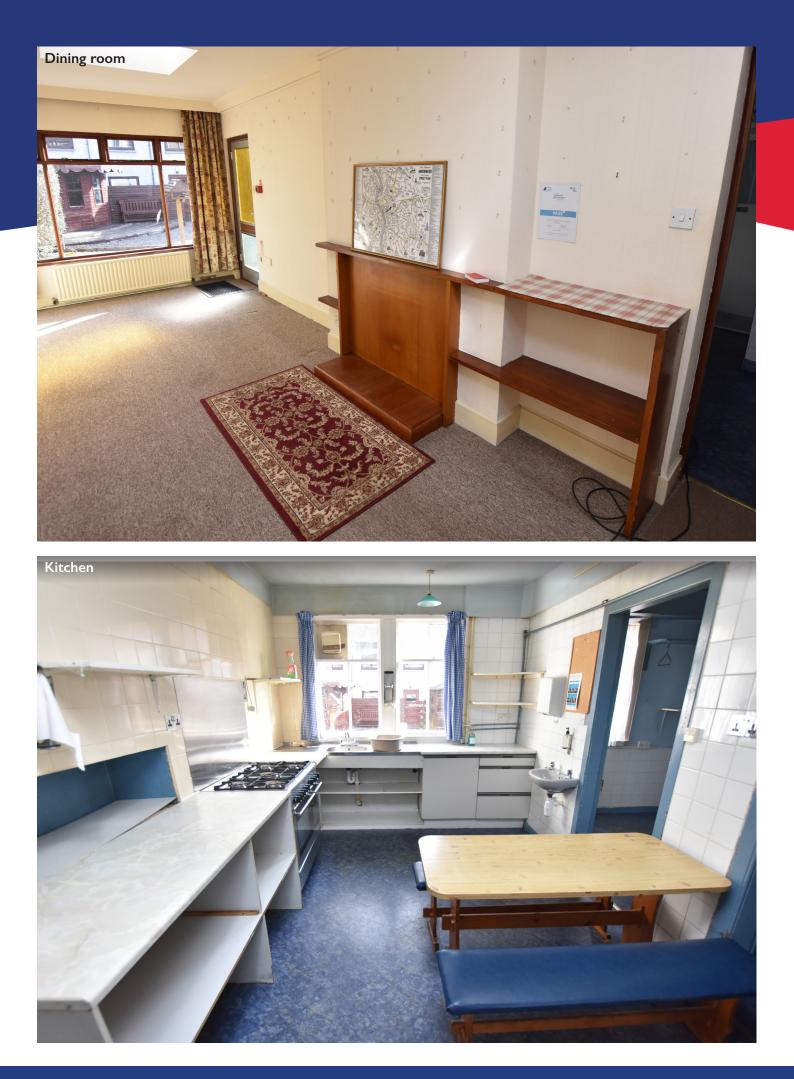
These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

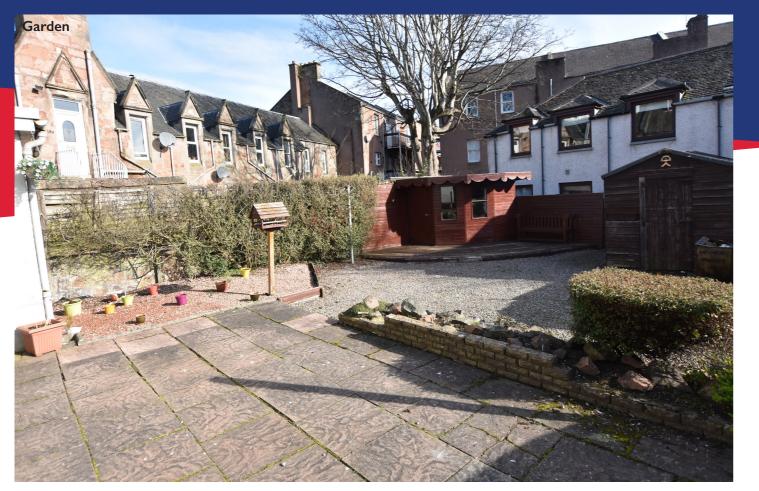
- Home Report Valuation £260,000

# **Property Overview**









### **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.







ntrance 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

## **Rooms and Dimensions**

**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

**Ist Floor Front Landing** 

**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