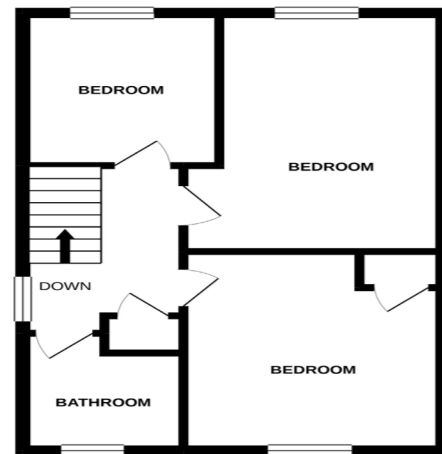
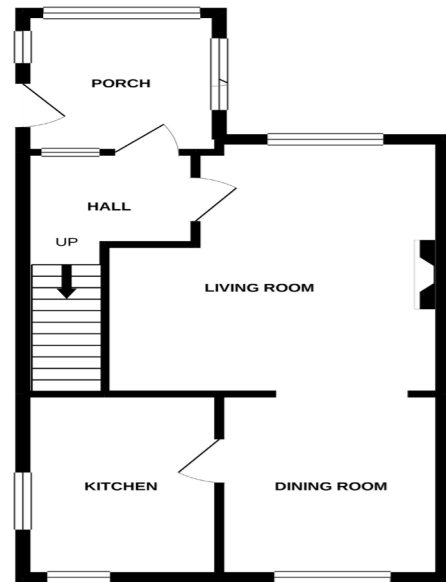


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreage 10/2023.

Services

Mains water, electricity, and drainage

Extras

All carpets, fitted floor coverings, blinds and curtains. Fridge-freezer, washing machine, microwave and garden shed.

Heating

Partial electric heating.

Glazing

Double glazing throughout

Council Tax Band

D

Viewing

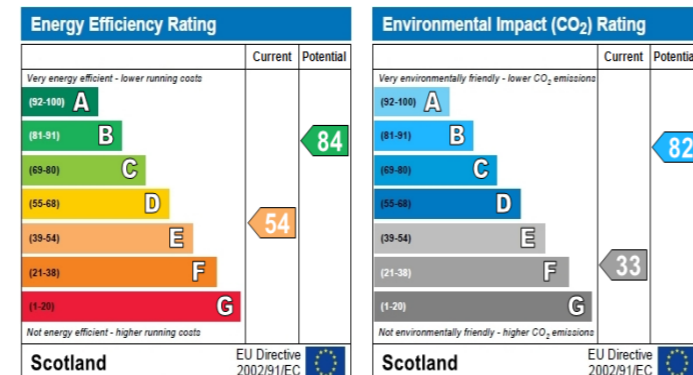
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 225533.

Home Report

Home Report Valuation - £168,000
A full Home Report is available via Munro & Noble - property@munronoble.com



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.



**44 East Mackenzie Park
Inverness
IV2 3SR**

This three bedroom semi-detached villa located in the sought after Drakies district of Inverness boasts off-street parking, a carport and a garden.

OFFERS OVER £168,000
hspc

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

-  Semi Detached
-  3 Bedrooms
-  1 Reception
-  1 Bathroom
-  Garden
-  Electric
-  Carport



Rear Garden



Kitchen

A fantastic opportunity to purchase a three bedroom semi-detached villa located within walking distance to Inverness city centre. 44 East Mackenzie Park enjoys well-proportioned accommodation throughout and benefits from double glazed windows, electric heating and loft space. Spread over two floors, the ground floor consists of a porch, an entrance hall, a sizeable lounge with feature electric fire, an open plan formal dining room and a kitchen which is fitted with wall and base mounted units and worktops, a 1 1/2 sink with drainer and mixer tap and complimentary tiling. On the first floor can be found a landing, three bedrooms, one of which has fitted storage facilities and a fully tiled family bathroom which comprises a WC, a wash hand basin and a bath with electric shower over. Externally, the pleasant front garden is laid to lawn with a gravel border, is enclosed by walling and has a tarmac driveway which provides ample space for off-street parking and in turn leads to the carport. The rear garden has a generous patio area but is mainly laid to lawn with some areas of gravel. There is a garden shed, shrubs and hedges and it is fully enclosed by wooden fencing. Early viewing is recommended to fully appreciate all this family home has to offer. Local amenities can be found at Inshes Retail Park and include a Tesco supermarket with a selection of stores and a nursery. The property is in close proximity to Drakies Primary School and is within walking distance of Raigmore Hospital. There is a regular bus service to the city centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, a Post Office, bus and train stations, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court.

ROOM MEASUREMENTS

Porch Approx.	2.34m x 2.65m
Entrance Hall	
Lounge Approx.	4.07m x 4.15m
(At widest point)	
Dining Room Approx.	2.65m x 3.50m
Kitchen Approx.	2.33m x 3.36m
Landing	
Bathroom Approx.	1.93m x 1.87m
(At widest point)	
Bedroom One Approx.	3.06m x 3.59m
(At widest point)	
Bedroom Two Approx.	2.65m x 4.15m
Bedroom Three Approx.	2.35m x 3.16m

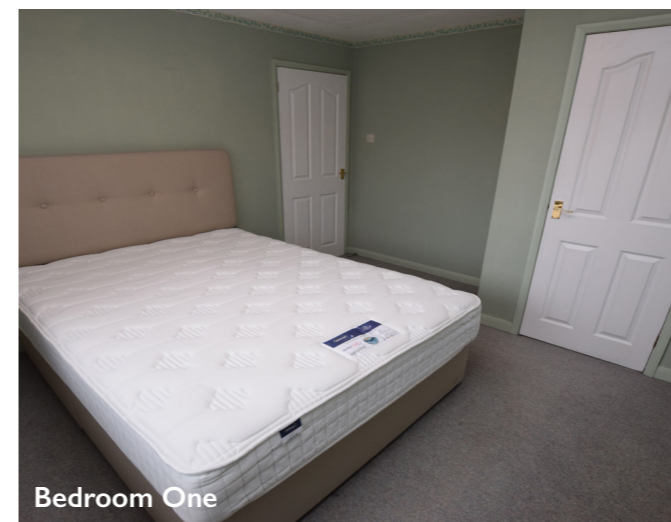
Bathroom



Lounge



Dining Room



Bedroom One



Bedroom Two