



Whilst every effort 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 is to be operated at all times. Made with Metagor (2022).

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, blinds and Rangemaster stove.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

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

Or contact the owner directly on 01349 861 834.

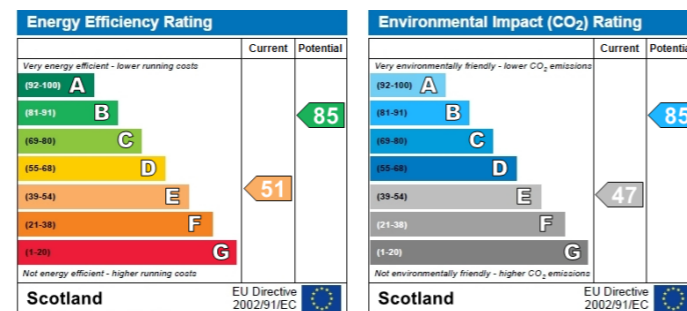
Entry

By mutual agreement.

Home Report

Home Report Valuation - £195,000

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



7 Proby Street Maryburgh IV7 8DZ

A three bedroom, double glazed, semi-detached villa with gas central heating, a generous garden to the rear and a detached timber garage with garden room.

hspc OFFERS OVER £193,000
HSPC Reference: 58755

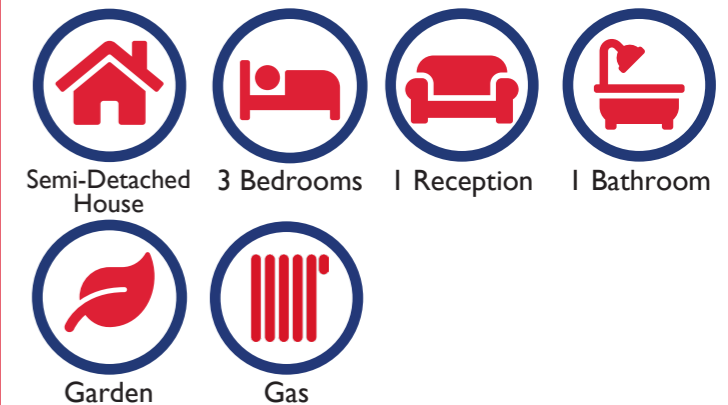
The Property Shop, 47 Church Street,
Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



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.

Lounge



Kitchen



Property Description

Suiting anyone looking for a family home in a village location this three bedroom, semi-detached villa boasts well proportioned accommodation spread over two floors. On the ground floor can be found an entrance hall, a double aspect lounge with multi-fuel stove from which the rear garden can be accessed via double glazed, double doors. There is also a family bathroom comprising a WC, a wash hand basin, a bath and a wet walled shower cubicle and completing the ground floor accommodation is a modern kitchen/diner with utility room off. The kitchen provides ample space for dining and comprises wall and base mounted units with worktops, a stainless steel sink drainer with mixer tap and has plumbing for a dishwasher, space for an American style fridge freezer and included in the sale is the Rangemaster stove that has an extractor above. The utility room has a fitted shelved storage cupboard, recessed shelving, has plumbing and space for both a washing machine and a tumble dryer and there is double glazed door to the rear garden. On the first floor can be found a landing that is currently being used as an office/study space off which all three bedrooms can be found. Bedrooms one and two are both double aspect having windows to the front and rear elevations and bedroom one also boasts a fitted wardrobe. Externally, to the front of the property the garden is laid to grass and is fully enclosed. The generous rear garden has a block paved area that provides ample space for parking for a number of vehicles and leads to the detached, timber, single garage that has power and light. Adjoining the garage is a garden room that has a loft/storage space above. The remainder of the garden is laid to grass whilst to the rear of the garage a patio has been laid. Viewing is recommended to fully appreciate the accommodation on offer.

Rooms & Dimensions

- Entrance Hall**
 - Lounge**
Approx 3.42m x 4.75m
 - Bathroom**
Approx 2.18m x 2.85m
 - Kitchen/Diner**
Approx 4.60m x 3.30m
 - Utility Room (L-Shaped)**
Approx 2.90m x 2.86m (AWP)*
 - Bedroom One**
Approx 4.70m x 3.62m
 - Bedroom Two**
Approx 3.38m x 4.67m
 - Bedroom Three**
Approx 2.26m x 3.89m
- *(At Widest Points)

Bedroom Three



Bedroom One



Bedroom Two

