

Approximate Gross Internal Area = 65.2 sq m / 702 sq ft

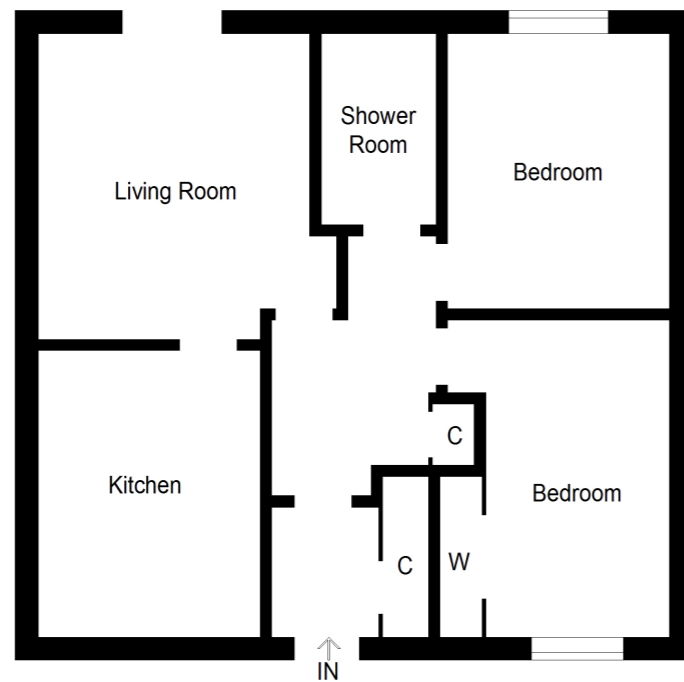


Illustration For Identification Purposes Only. Not To Scale (ID:769659 / Ref:77816)

**Services**

Mains water, electricity, and drainage.

**Extras**

All carpets and fitted floor coverings.

**Heating**

Wet electric heating.

**Glazing**

Double glazing.

**Council Tax Band**

C

**Viewing**

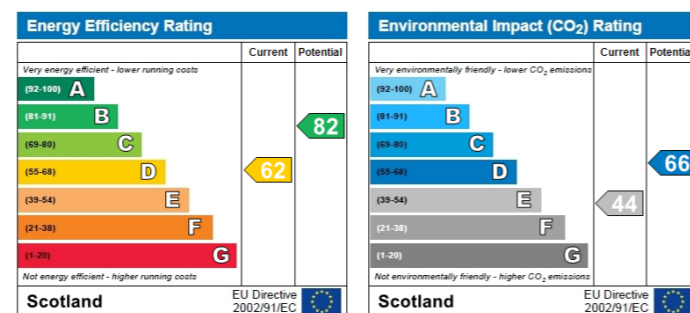
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £142,000  
A full Home Report is available via Munro & Noble  
- [property@munronoble.com](mailto:property@munronoble.com).



**9 Cairn Court  
Kinmylies Way, Inverness  
IV3 8UE**

A two bedroom, double glazed, semi-detached bungalow with wet electric heating, a generous garden to the side and rear and residents parking.

**hspc OFFERS OVER £140,000**  
HSPC Reference: 58872







**The Property Shop, 47 Church Street,  
Inverness**

**property@munronoble.com**

**01463 22 55 33**

**01463 22 51 65**

**Property Overview**

-  Semi-Detached Bungalow
-  2 Bedrooms
-  1 Reception
-  1 Bathroom
-  Garden
-  Electric Wet

**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.







### Property Description

Viewing of this attractive two bedroom semi-detached bungalow is recommended to fully appreciate the location, garden grounds and the accommodation within. Situated in the established residential Kinmylies area of Inverness, the property sits in a quiet cul-de-sac and will suit the young and elderly alike and benefits from double glazed windows, wet electric heating, ample storage provisions and residents parking. The well-proportioned accommodation comprises an entrance vestibule and entrance hall, two double bedrooms with sliding mirrored wardrobes, a modern shower room comprising a wash hand basin, a WC and a fully tiled shower cubicle, and a spacious lounge which overlooks the pleasant rear garden and in turn leads to the well-equipped kitchen/diner. Providing ample space for informal dining, the front facing kitchen is fitted with contemporary wall and base mounted units and worktops, complimentary splashback tiling and has a stainless steel sink with drainer and taps. Located here and included in the sale is a washing machine, a tumble dryer, a fridge-freezer and a cooker. The gardens grounds extend to the front, side and rear elevation and are fully enclosed by wooden fencing. The front garden is of low maintenance being laid to gravel and boasts a handy outdoor storage unit and leads to the side garden which has a shed and is fully laid to lawn. The private rear garden has a pleasant patio area which is ideal for alfresco dining and is fully enclosed by mature trees and shrubs. Local amenities can be found at Kinmylies shopping precinct and include a take-away restaurant, a general store/Post Office and a chemist. Both primary and secondary schooling can be found nearby. There is a regular bus service into Inverness City Centre where further amenities can be found.

### Rooms & Dimensions

- Entrance Vestibule**  
Approx 0.91m x 1.38m
- Entrance Hall**
- Bedroom One**  
Approx 2.99m x 3.78m
- Bedroom Two**  
Approx 3.89m x 2.98m (AWP)\*
- Shower Room**  
Approx 1.50m x 2.52m
- Lounge**  
Approx 3.57m x 3.89m
- Kitchen/Diner**  
Approx 3.77m x 2.89m
- \*(At Widest Points)*

### Kitchen/Diner

