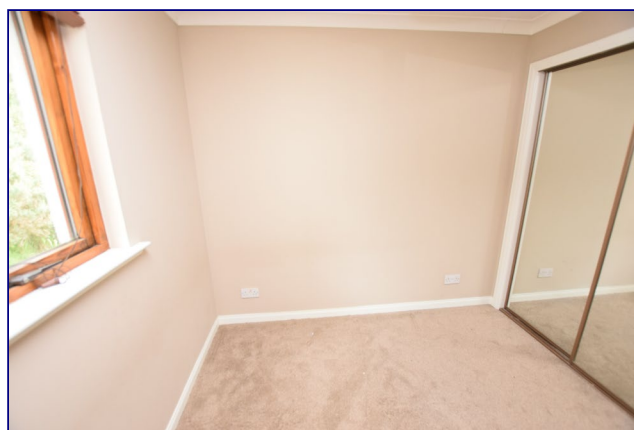


**91a Murray Terrace  
Inverness  
IV2 7WY**

**CLOSING DATE SET FOR 2PM ON FRIDAY 22<sup>ND</sup> NOVEMBER 2019**



**This ground-floor two bedroom flat located in the popular Murray Terrace in Smithton benefits from double-glazed windows, electric heating and allocated parking. It would make an ideal purchase for the first-time buyer or those looking for a property with great letting potential.**

**OFFERS OVER £86,000**

**The Property Shop, 47 Church Street, Inverness**  
**Telephone: 01463 225 533      Fax: 01463 225 165**  
**Email: [property@munronoble.com](mailto:property@munronoble.com)**

## PROPERTY

Located in a cul-de-sac in Murray Terrace, this ground-floor flat comprises an entrance porch, a lounge, a kitchen, inner hallway, two bedrooms and a bathroom. The property benefits from double-glazed windows, electric heating and an allocated parking space. The property will appeal to a wide range of prospective purchasers including the first-time buyer and those looking for a property with letting potential.

## LOCATION

There are local shops nearby and amenities can also be found in Culloden which include a convenience store, a butchers, a chemist, a take-away restaurant and a medical centre. There is a primary school in Smithton and a secondary school is located in Culloden. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops. Inverness Airport is located at Dalcross approx. 6 miles east of Smithton.

## GENERAL DESCRIPTION

### ENTRANCE PORCH

The entrance porch is accessed via the front door and has a door to the lounge.

### LOUNGE

Approx. 4.46m x 3.98m

The lounge has a window to the rear elevation, an electric storage heater and doors that give access to the kitchen and inner hallway.

### KITCHEN

Approx. 3.02m x 1.94m

The kitchen is fitted with both base and wall mounted units and has worktops, an integrated oven, hob and extractor fan, plumbing for a washing machine and a cupboard housing the water tank.

### INNER HALL

The inner hallway is accessed via the lounge and has doors to both bedrooms and the bathroom.

### BEDROOM ONE

Approx. 2.68m x 3.17m

Bedroom one has built-in wardrobes, an electric heater and a window to the rear elevation.

### BEDROOM TWO

Approx. 2.67 m x 1.66 m

Bedroom two has a window to the side elevation and a cupboard.

### BATHROOM

Approx. 1.86m x 2.42m

The bathroom is fitted with a three-piece suite comprising of a pedestal wash hand basin, a WC and a bath with shower over. There is tiling, an electric wall mounted fan heater and an extractor fan.

### EXTRAS

All fitted carpets and floor coverings.

### SERVICES

Mains water, drainage and electricity.

### HEATING

Electric heating.

### GLAZING

Double-glazed windows throughout.

### VIEWING

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

### ENTRY

By mutual agreement.

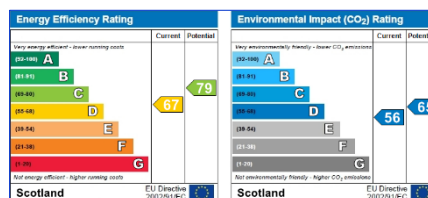
### HOME REPORT

The Home Report valuation on this property is £100,000.00. Details of the Home Report can be accessed at:

<http://www.packdetails.com/ViewPdf?data1=601557&data2=IV2%207WY&section=&doc=>

### DISCLAIMER

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No movable items will be included in the sale.



**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.

Munro & Noble

These particulars are believed to be correct but are 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.