

**44 Myrtletown Park
Inverness
IV2 5JE**



An opportunity to purchase a two bedroom mid-terrace property with spectacular views over the Moray Firth, mountains and beyond. The property offers many pleasing features including gas radiator central heating, double-glazed windows and has gardens to the front and rear elevations.

FIXED PRICE £149,950

HSPC Reference: 57451

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



PROPERTY

Located in the popular Westhill district of Inverness, this mid-terraced property comprises of an entrance hall, a downstairs WC, a lounge, a kitchen, landing, two bedrooms and a bathroom. The property also features double-glazed windows, gas radiator central heating and has gardens to the front and the rear. The property will appeal to a wide range of prospective purchasers and only by viewing can one fully appreciate the accommodation on offer.

GARDENS

The front garden has been laid with stones for easy maintenance and has a block-paved pathway leading to the front door. The rear garden has also been laid with stones, has a block-paved patio area and is enclosed by garden fencing with gated access.

LOCATION

The property is located in the popular Westhill district of Inverness. Local amenities that are within walking distance include a Scotmid grocery store, a take-away, a hairdresser/beauticians and a children's nursery. Further local amenities include Harry Gow's bakery and a bus service into Inverness City Centre where a more comprehensive range of amenities can be found. The property is conveniently located approx. 2 miles from the UHI and approx. 6.5 miles from Inverness Airport. Primary schooling



can be found close by and secondary schooling is available at Culloden Academy.

GENERAL DESCRIPTION

ENTRANCE HALL

The entrance hall is accessed via the front door and has doors to the downstairs WC, the kitchen, and the lounge.

WC

Approx. 1.74m x 1.08m

The WC has a wash hand basin, a WC, a radiator and a window to the front elevation.

LOUNGE

Approx. 3.00m x 1.98m

The lounge has French doors giving access to the rear garden, a window to the rear radiator, an under-stairs cupboard and a storage cupboard.



KITCHEN

Approx. 3.00m x 1.98m

The kitchen is fitted with both base and wall mounted units and has worktops, a 1½ bowl sink with drainer, an integrated electric oven, gas hob and extractor fan, complementary tiling, plumbing for a washing machine, a radiator and a window to the front elevation with views towards the Moray Firth and beyond.

LANDING

The landing is accessed via stairs from the ground floor, has loft access and doors giving access to two bedrooms and the bathroom.

BEDROOM ONE

Approx. 4.13m x 3.08m

Bedroom one has two windows to the front elevation with views towards the Moray Firth and beyond. There is a radiator, built-in wardrobes and a storage cupboard.

BEDROOM TWO

Approx. 2.24m x 3.20m

Bedroom two has a window to the rear elevation, built-in wardrobes and a radiator.

BATHROOM

Approx. 1.81m x 1.94m

The bathroom is fitted with a four-piece suite comprising of a WC, a pedestal wash hand basin, a bath and a shower cubicle. There is a radiator, complementary tiling and a window to the rear elevation.



EXTRAS

All fitted carpets and floor coverings.

SERVICES

Mains electricity, gas, water and drainage.

HEATING

Gas radiator central heating.

GLAZING

Double-glazed windows throughout.

VIEWING

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




ENTRY


By mutual agreement.

HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	78	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		95
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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.

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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.