



Illustration For Identification Purposes Only.
Not To Scale (ID:698494 / Ref:75512)

- Services**
Mains water, electricity, gas and drainage.
- Extras**
All carpets, fitted floor coverings and blinds.
- Heating**
Gas central heating.
- Glazing**
Double glazed windows throughout.
- 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 - £110,000
A full Home Report is available via Munro & Noble -
property@munronoble.com.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
67	73		64	72	

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.



**79 Bruce Gardens
Inverness
IV3 5EZ**

A three bedroom first floor flat with garden located within walking distance of the city centre.

hspc OFFERS OVER £106,000
HSPC Reference: 58313

**The Property Shop, 47 Church Street,
Inverness**
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

- Flat
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Garden
- Gas



Garden



Lounge

Property Description

79 Bruce Gardens is a first floor flat which will suit a variety of potential purchasers including young families and those looking for a property with great letting potential. The accommodation within is well proportioned, has been recently decorated and comprises an entrance hall, three bedrooms, the master of which having a triple fitted wardrobe, a family bathroom and a lounge with living flame gas fire off which the kitchen can be found. The kitchen has wall and base mounted units with worktops, a sink drainer with mixer tap, an integral electric oven and a gas hob with extractor over and also has space for a fridge freezer and plumbing for a washing machine. The bathroom comprises a WC, a wash hand basin and a bath with mains shower over. The property is fully double glazed and has a gas central heating system. Externally the property boasts a sizeable garden to the rear that although cannot be accessed directly from the property is fully enclosed, laid to grass has flowerbed borders, a number of shrubs and in which is sited a timber shed. Bruce Gardens is located within close proximity to a number of amenities including a general store, primary and secondary schooling and is within walking distance of a supermarket and the city centre. The River Ness, the Ness Islands and Eden Court Theatre are also within walking distance and viewing of this property is recommended.

- Rooms & Dimensions**
- Entrance Hall**
 - Lounge**
Approx 3.65m x 4.39m
 - Kitchen**
Approx 2.13m x 3.23m
 - Bathroom**
Approx 1.69m x 2.10m
 - Bedroom One**
Approx 3.66m x 3.95m
 - Bedroom Two**
Approx 3.41m x 2.73m
 - Bedroom Three**
Approx 3.25m x 2.47m



Bedroom Two



Kitchen



Bedroom one



Bedroom Three



Bathroom