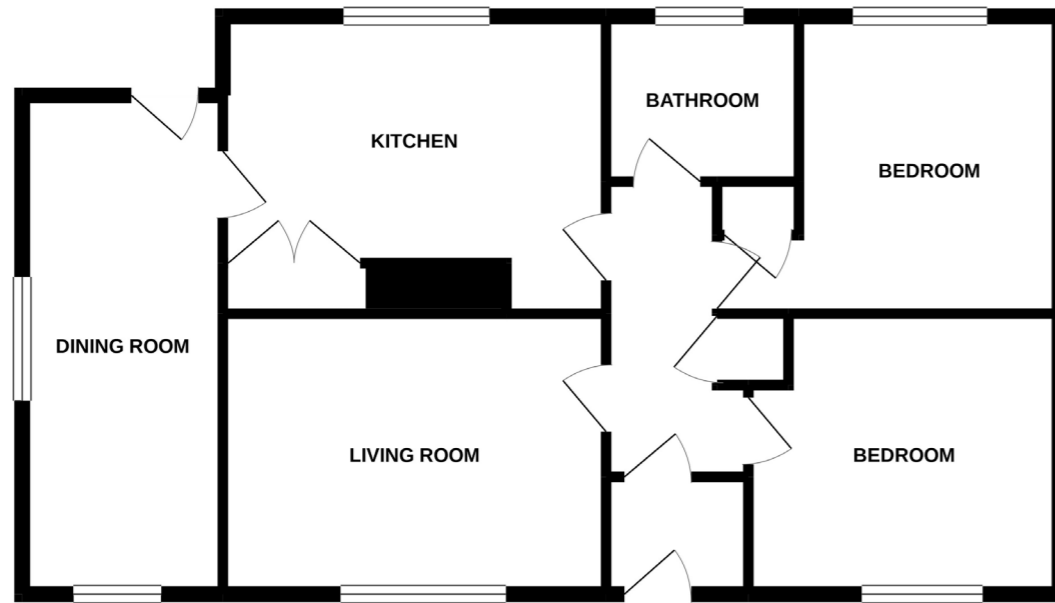


GROUND FLOOR



Whilst every attempt 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 as to their operability or efficiency can be given.
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Services

Mains water, electric, gas and drainage.

Extras

All carpets and fitted floor coverings. Curtains, blinds, washing machine, fridge/freezer and electric cooker.

Heating

Gas radiator central heating.

Glazing

Single glazing with partial secondary glazing.

Council Tax Band

D

Viewing

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

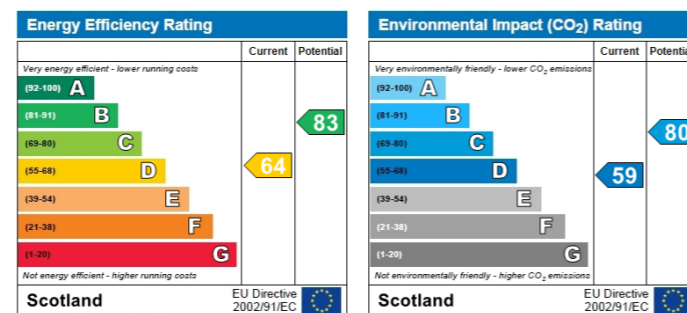
Entry

By mutual agreement.

Home Report

Home Report Valuation - £180,000

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



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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.



20 Hilton Avenue Inverness IV2 4TJ

A two bedroom detached bungalow with detached garage and surrounding garden grounds.

hspc OFFERS OVER £177,000
HSPC Reference: 58326

The Property Shop, 47 Church Street,
Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



www.munronoble.com



Property Description

Conveniently located within walking distance of Inverness City Centre, this two bedroom detached bungalow requires a degree of modernisation but could make a comfortable family home. The well proportioned accommodation is spread over one floor and consists of an entrance vestibule, an entrance hall, a lounge with gas fire within a tiled surround, two bedrooms, one of which has fitted storage facilities, a bathroom and a kitchen with a dining room/family room off. The spacious kitchen comprises wall and base mounted units, a sink with taps and drainer, an airing cupboard and has space for three under counter appliances. The family bathroom has a three piece suite consisting of a WC, a sink, a bath with electric shower over and is completed with complimentary tiling. The property benefits from gas central heating, surrounding garden grounds, a detached garage and boasts a driveway for ample off-street parking. Fully enclosed by hedging and fencing, the front garden is laid to lawn and has a gravel driveway which leads to the detached garage and rear garden. To the rear lies a large garden laid to lawn which is enclosed by fencing and mature trees and can be accessed from both sides of property. 20 Hilton Avenue is located in the established Hilton district of Inverness where local services include Hilton Village shopping area and a community centre as well as primary schooling. Further amenities can be found at Balloan Road shopping village including a convenience store, a chemist, a beauty salon and a bar/restaurant. The area is also serviced by a good bus service to and from Inverness City centre where a comprehensive range of amenities can be found. Viewing is recommended to fully appreciate this ideal family home.

Rooms & Dimensions

- Entrance Vestibule
1.47m x 0.96m
- Entrance Hall
- Lounge
3.59m x 4.23m
- Bedroom One
3.60m x 3.16m
- Bedroom Two
3.13m x 3.84m
- Bathroom
1.97m x 1.71m
- Kitchen
2.69m x 4.21m
- Dining Room/Family Room
5.66m x 2.27m
- Garage
2.42m x 4.86m

