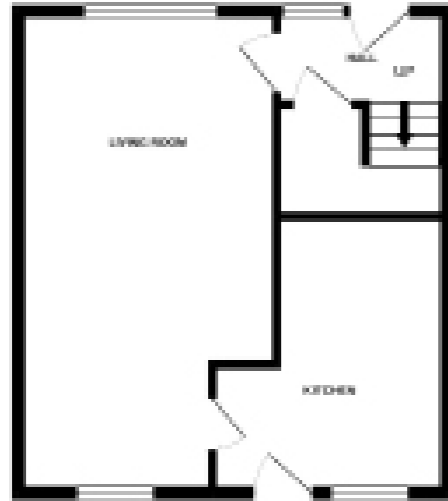
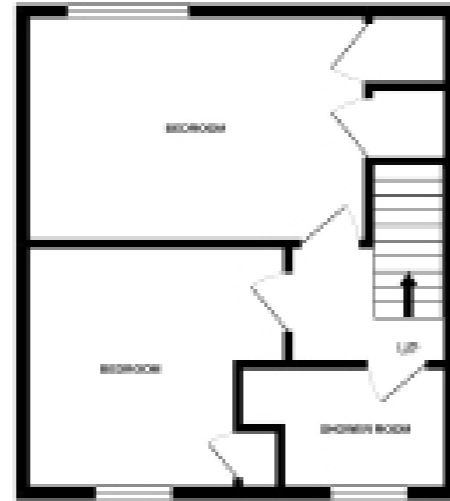


GROUND FLOOR



FIRST 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.

**Services**

Mains water, electricity, gas and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. Fridge-freezer, washing machine and cooker. Two garden sheds.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

B

**Viewing**

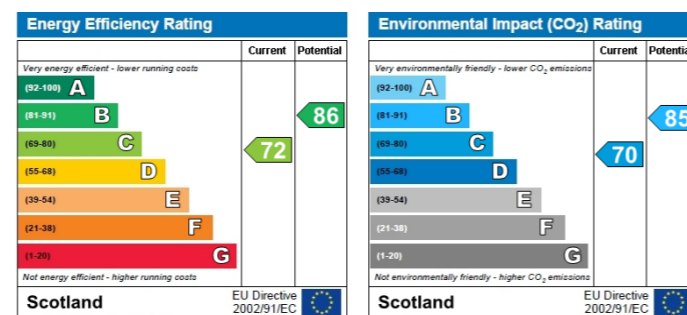
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £125,000  
A full Home Report is available via Munro & Noble  
- [property@munronoble.com](mailto:property@munronoble.com).



**43 Glenshiel Place  
Inverness  
IV2 4PU**

A modern two bedroom mid-terrace house with garden and on street parking.

**hspc OFFERS OVER £123,000**  
HSPC Reference: 58480

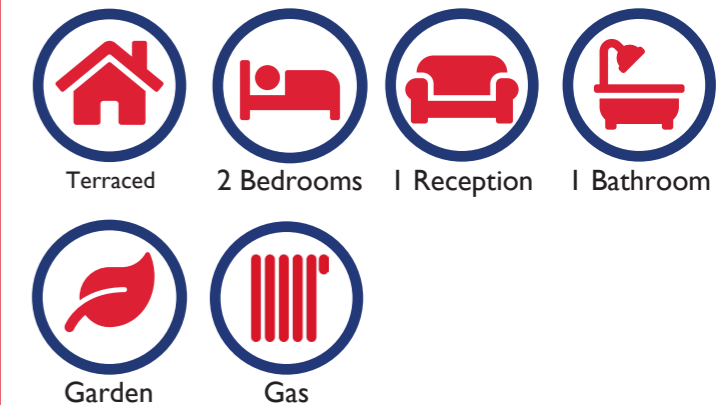
The Property Shop, 47 Church Street,  
Inverness

[property@munronoble.com](mailto:property@munronoble.com)

01463 22 55 33

01463 22 51 65

**Property Overview**



**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.



Lounge



Rear Garden

### Property Description

Located in the established Hilton district of Inverness, within walking distance to the city centre, this two bedroom mid-terrace property would suit a range of prospective purchasers including first-time buyers or those looking for a property with great letting potential. The accommodation is well-proportioned throughout and is spread over two floors with the ground floor comprising an entrance hall, which has a large storage cupboard, a double aspect lounge and a kitchen which comprises wall and base mounted units with worktops, and a sink drainer with mixer tap. On the first floor can be found two bedrooms, both of which have fitted storage facilities, and a modern shower room which has a WC, a sink with vanity unit and a shower cubicle with complimentary wet-walling. Externally the property boasts gardens to the front and rear which are both of low maintenance as they are mainly laid to gravel with some shrubs and are enclosed by walling and wooden fencing. Benefiting from gas central heating, double glazing and on street parking, early viewing is highly recommended. Glenshiel Place is conveniently located to Hilton Village shopping area, a community centre and local 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.

Rooms & Dimensions	
Entrance Hall	
Lounge	Approx. 3.22m x 6.41m
Kitchen	Approx. 3.10m x 3.56m
Bedroom One	Approx. 2.99m x 4.55m
Bedroom Two	Approx. 3.33m x 3.46m
(AWP*)	
Shower Room	Approx. 2.45m x 1.68m
(AWP*)	
*At widest point	



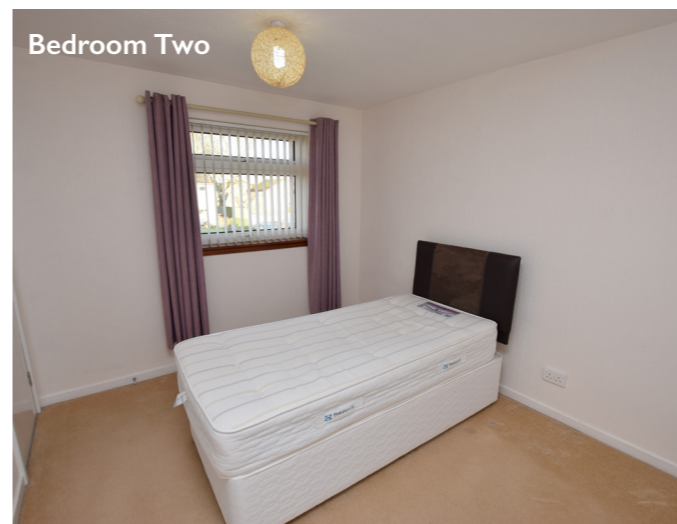
Bedroom One



Kitchen



Kitchen



Bedroom Two



Shower Room