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**6 Birch Place
Culloden**



This two bedroom semi-detached villa boasts recently fitted double glazed windows, gas radiator central heating, attached single garage and gardens to front and rear elevations. *Accommodation:* entrance hall, lounge, kitchen with space for dining, two bedrooms and shower room.

Fixed Price £130,000

HSPC Reference: 40548.

**The Property Shop
47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165
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PROPERTY

Situated in the popular Culloden district of Inverness this two bedroom semi-detached villa has gardens to front and rear elevations, off-street parking and an attached single garage and gas radiator central heating. The property is well proportioned throughout and the accommodation has been spread over two floors with the ground floor having an entrance hall, lounge, a kitchen which has room for informal dining and has double glazed patio doors to the rear garden. The property is included on the first floor by two bedrooms both with fitted storage facilities and a shower room. This property is double glazed with the exception of the single glazed window at the top of landing.

GARDENS

6 Birch Place benefits from having gardens to both front and rear elevations with the front garden being laid to gravel which provides ample space for off-street parking. There is a flower bed and the gravel garden gives access to the attached single garage. To the rear of the property the garden is laid to a combination of grass and patio and there is a small area laid to a flower bed. The boundaries of the rear garden are marked by wooden fencing.

LOCATION

Birch Place is situated in the Culloden district of Inverness. Culloden itself has an excellent range of amenities including a local shop, post office, library, medical centre, garage and butchers. There is a regular bus service to and from Inverness which provides access to a larger range of shops and services. Primary schooling is located within easy walking distance of the property and secondary schooling is also located nearby.

GENERAL DESCRIPTION

The glazed main door of the property opens into the entrance hall.

ENTRANCE HALL

The entrance hall has real oak flooring, a radiator and has carpeted stairs that rise to the first floor of the property. From the entrance hall there is a 15 pane glass panel door that gives access to the lounge.

LOUNGE

Approx 4.00m x 4.42m (13'01" x 14'06") Please note that these measurements are taken at the widest point.

The lounge has real oak flooring, a double glazed patio door to the front elevation and has a 15 pane glass panel door that gives access to the kitchen.

KITCHEN

Approx 4.41m x 2.30m (14'05" x 07'06")

The kitchen has been fitted with vinyl flooring, has a radiator and has a double glazed window to the rear elevation. This kitchen comprises wall and base-mounted units with worktops with complementary splashback tiling. There is a stand alone gas cooker with an extractor hood over and plumbing for a washing machine. There is a 1 ½ sink drainer with mixer tap and the kitchen provides space for dining. From the kitchen, there is a double glazed patio door that gives access to the rear garden.

LANDING

Carpeted stairs rise from the entrance hall to give access to the carpeted landing which has a single glazed window to the side elevation. The landing has doors that give access to both bedrooms, the shower room, a storage cupboard and loft access can be found here.

MASTER BEDROOM

Approx 3.46m x 3.02m (11'04" x 09'10")

The master bedroom is carpeted, has a radiator and has a double glazed window to the front elevation. This room benefits from having a fitted wardrobe.

BEDROOM TWO

Approx 2.78m x 2.36m (09'01" x 07'09")

Bedroom two is carpeted, has a radiator and has a double glazed window to the rear elevation which overlooks the rear garden. Bedroom two has a fitted wardrobe which currently has no door.

SHOWER ROOM

Approx 1.98m x 1.65m (06'06" x 05'05")

The shower room has been fitted with a tiled floor, has a radiator and has a double glazed window to the rear elevation. This room comprises a wc, wash hand basin and a tiled shower cubicle.

GARAGE

The attached single garage has an up-and-over door, has plumbing for a washing machine and has power and light. Please note that the garage is currently partitioned.

HEATING

Gas fired central heating.

GLAZING

Double glazed windows throughout with the exception of a single glazed window on landing.

EXTRAS

The property is to be sold with all fitted carpets, floor coverings and a stand alone gas cooker.

SERVICES

Mains electricity, water, gas and drainage.

ENTRY

By mutual agreement.

HOME REPORT

There is a home report available for this property.

VIEWING

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

POSTCODE

IV2 7LB

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.