



**MUNRO & NOBLE**

SOLICITORS & ESTATE AGENTS

[www.munronoble.com](http://www.munronoble.com)



**FLAT 3 BEECHLAWN  
20 CULDUTHEL ROAD  
INVERNESS**



Three bedroom first floor apartment located in a traditional property within walking distance of Inverness City centre. *Accommodation:* Entrance Hall, Lounge/Dining Room, Kitchen, Study, 3 Bedrooms, Master having an En Suite Shower Room and Bathroom. Gas radiator central heating. Predominantly single glazed windows. Gardens to rear elevation.

**Offers Over £230,000**



HSPC Reference: 41023

**The Property Shop**

**47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165

e-mail: [property@munronoble.com](mailto:property@munronoble.com)



## PROPERTY

Situated on Culduthel Road and within walking distance of Inverness City centre this three bedroom first floor apartment is one of four set in a traditional property. The apartment offers many features including a feature living flame gas fire in the lounge, a study and an en suite shower room to the master bedroom. The property also benefits from gas fired central heating and has a garden to rear elevation. Only by viewing this well proportioned apartment can one fully appreciate the space and character within.

## GARDENS

The garden area is situated to the rear of the property and is mainly laid to lawn with a selection of conifers, trees and hedging.

## GENERAL DESCRIPTION

**ENTRANCE HALL:** The entrance hall is accessed by the front door which is accessed via a communal hallway and landing. The hallway has doors giving access to the kitchen, lounge/dining room, three bedrooms, bathroom and study.

**LOUNGE:** Approx 5.57m x 5.36m (18'03" x 17'07") (into bay window)

The lounge is accessed via the hallway and has a bay window to front elevation and spotlights. This room has coving, a feature living flame gas fire and a radiator.



**KITCHEN:** Approx 2.35m x 3.91m (07'08" x 12'10")

The fully fitted kitchen has wall and base mounted units, a stainless steel sink with mixer tap, an electric induction hob with extractor over and integral appliances including, oven, microwave, fridge, freezer, and dishwasher.

Plumbing for a washing machine can be found in a cupboard off the hallway. The kitchen has a secondary glazed window to front elevation.



**STUDY:** Approx 1.93m x 2.20m (06'04" x 07'02")

The study is accessed via a staircase from the hallway and has windows to front, side and rear elevations and a built in under window seat and shelving.

**BEDROOM 1:** Approx 4.53m x 3.34m (14'10" x 10'11")

Bedroom 1 is accessed via the hallway and has a window to rear elevation, a radiator and a door through to the en suite shower room.





**EN SUITE SHOWER ROOM:** Approx 3.32m x 1.00m (10'11" x 3'03")

The en suite shower room is accessed via the master bedroom and is fitted with a pedestal wash hand basin, wc and a shower cubicle.

**BEDROOM 2:** Approx 2.83m x 4.30m (09'03" x 14'01")

Bedroom 2 is accessed via the hallway and has a window to side elevation and a radiator.



**BEDROOM 3:** Approx 2.26m x 2.75m (07'05" x 09'00")

Bedroom 3 is accessed via the hallway and has a window to rear elevation, a cupboard and a radiator.

**BATHROOM:** Approx 2.11m x 3.05m (06'11" x 10'00")

The bathroom is accessed via the hallway and has a window to side elevation. This room is fitted with a wc, wash hand basin and bath with shower over. There is wood lining and complementary tiling.

**EXTRAS:** All fitted carpets and floor coverings.

**SERVICES:** Mains electricity, gas, water and drainage.

**GLAZING:** Single glazed with the exception of the kitchen window which has been secondary glazed.

**HEATING:** Gas radiator central heating.

**ENTRY:** By mutual agreement.

**VIEWING:** Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533.

**POSTCODE:** IV2 4AJ



© Crown copyright. All rights reserved. Licence number SR100001230

**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.

### Munro & Noble

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.