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## 16 FARRALINE COURT INVERNESS



Opportunity to purchase a three bedroom executive apartment situated in Inverness city centre. *Accommodation:* entrance hall, lounge, kitchen, three bedrooms - master having an en-suite shower room and a family bathroom. Electric radiator central heating, double glazed windows, communal staircase and communal lift, front security door.

**Offers Over £165,000**



HSPC Reference: 41173

**The Property Shop**  
**47 Church Street, Inverness**  
Telephone: 01463 225533 Fax: 01463 225165  
e-mail: [property@munronoble.com](mailto:property@munronoble.com)



## PROPERTY

This three bedroom second floor apartment is located in Inverness city centre and within walking distance to all of its amenities the apartment offers many pleasing features including en-suite shower room to master bedroom, oak flooring and a fitted kitchen with built-in appliances and granite worktops. The accommodation throughout is well proportioned and would suit anybody looking for a large apartment situated within the city centre or a property with great letting potential.

## LOCATION

Farraline Court is situated within the city centre and is within walking distance to all of its amenities which include High Street shops, Eastgate Shopping Centre, hotels, Post Office, train station, bus station, public houses, restaurants and food stores.

## GENERAL DESCRIPTION

### ENTRANCE HALL

The entrance hall is accessed via the front door which has access via the communal hallway which has communal stairs and communal lift with the entrance having a security intercom door. The hallway has door giving access to bedrooms 1, 2 and 3, lounge, kitchen, bathroom and has two cupboards - one for storage and one housing the water tank.

### LOUNGE

Approx 5.06m x 3.67m (16'07" x 12'00")  
The lounge is accessed via the hallway, has a window to the front elevation and a radiator.

### KITCHEN

Approx 3.21m x 3.30m (10'06" x 10'10")  
The kitchen is accessed via the hallway, it is fitted with base and wall-mounted units, has granite worktops, sink drainer, integrated oven, hob and extractor fan and complementary tiling.

### BEDROOM 1

Approx 3.47m x 4.16m (11'04" x 13'08")  
Bedroom one is accessed via the hallway, has a window to the front elevation, a radiator and a door through to the en-suite shower room.

### EN-SUITE SHOWER ROOM

Approx 1.65m x 1.78m (5'04" x 5'10")  
The en-suite shower room is accessed via the master bedroom and it is fitted with a three piece suite comprising of a wc, pedestal wash hand basin and a corner shower cubicle. There is an extractor fan.

### BEDROOM 2

Approx 3.94m x 2.44m (12'11" x 8'00")  
Bedroom two is accessed via the hallway, has a window to the front elevation, a wardrobe and a radiator.

### BEDROOM 3

Approx 3.94m x 2.43m (12'11" x 8'00")  
Bedroom three is accessed via the hallway, has a window to the front elevation and a radiator.

### BATHROOM

Approx 1.79m x 2.82m (5'10" x 9'03")  
The bathroom is accessed via the hallway, it is fitted with a four piece suite comprising of a pedestal wash hand basin, wc, bath and a shower cubicle. This room has complementary tiling and an extractor fan.

### HEATING

Electric radiator central heating.

### GLAZING

Double glazed windows.

### EXTRAS

All fitted carpets and floor coverings.

### SERVICES

Mains electricity, water and drainage.

### ENTRY

By mutual agreement.

### VIEWING

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

### HOME REPORT

A Home Report is available for this property.

### POSTCODE

IV1 1PN



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**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.