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**Flat 14  
Belltower  
37 Huntly Street  
Inverness**



An opportunity to purchase a top floor, two bedroom executive apartment split over two levels in a church conversion on the banks of the River Ness, close to the city centre. The property has a security entrance system, double glazed windows throughout, gas radiator central heating and a feature of the apartment are the exposed original beams. *Accommodation:* entrance hall, open plan lounge/dining room/kitchen, bathroom, two bedrooms (master en-suite facilities). Resident parking.

**Offers Over £155,000**

HSPC Reference: 41579.

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

Telephone: 01463 225533 Fax: 01463 225165  
e-mail: [property@munronoble.com](mailto:property@munronoble.com)





Lounge

### PROPERTY

Flat 14 Belltower is an executive apartment on the top floor and is split over two levels. The apartment is located in a converted church on the banks of the River Ness and is in close proximity of the city centre. A feature of this property is the exposed original beams and the property has an entry phone system with the main door of the property being via a communal stairwell. The entrance to this communal stairwell is found off Greig Street. The main door of the property opens on to the entrance hall and on this level can be found the open plan lounge/dining room/kitchen, master bedroom with an en-suite shower room and the bathroom. On the upper level can be found bedroom two. This property is in walk in condition and many extras are included in the sale price, including all fitted floor coverings, blinds and integral appliances in the kitchen. Viewing this property is highly recommended as the property would suit a large spectrum of potential purchasers.

### LOCATION

Belltower is situated on Huntly Street which is on the banks of the River Ness, with the Ness Islands and the city centre being within walking distance. Eden Court theatre, Inverness Sports Centre and the Aquadome are within easy reach and the property is a short walk from the city centre where a large range of shops and services can be found, including bus and train stations. Primary and Secondary schooling are located nearby.

### GENERAL DESCRIPTION

The main door of the property is accessed via the communal entrance stairwell and opens on to the entrance hall.

### ENTRANCE HALL

The entrance hall has a tiled floor, has two radiators and has doors that give access to the open plan lounge/ dining

room/kitchen, four storage cupboards, the master bedroom and the bathroom. Wooden stairs rise from this hallway to give access to the upper floor of the property where the second bedroom is situated. The entrance hall, the lounge, the master bedroom and the second bedroom all feature the exposed original beams.



Kitchen

## **OPEN PLAN LOUNGE/DINING ROOM/KITCHEN**

Approx 6.10m x 4.17m (20'00" x 13'08")

The lounge/dining room/kitchen has been fitted with wood effect laminate flooring, with the lounge having a double glazed window to side elevation and a radiator. The dining area also has a radiator and provides ample space for a dining table. The kitchen area comprises wall and base mounted units with worktops with complementary splashback tiling. The kitchen has an integral dishwasher, integral fridge-freezer, and integral washing machine along with the integral electric oven and gas hob with the stainless steel extractor hood over are included in the sale price. There is a stainless steel sink drainer with mixer tap and the wall mounted units have been fitted with under lighting.

## **BEDROOM 1**

Approx 4.17m x 2.88m (13'08" x 9'05") These measurement are taken at the widest point.

The master bedroom is carpeted, has a radiator and has a double glazed window to side elevation. This room boasts two fitted wardrobes and there is a door that gives access to the en-suite shower room.



## **EN-SUITE SHOWER ROOM**

Approx 2.08m x 1.28m (6'09" x 4'02")

The en-suite shower room has a tiled floor, a radiator and comprises a wc, a wash hand basin and a tiled shower cubicle with over-sized tray. There is an extractor fan.

## **BATHROOM**

Approx 1.71m x 1.94m (5'07" x 6'04")

The bathroom has a tiled floor, a wc, a wash hand basin and a bath with a shower over. There is complementary splashback tiling, an extractor fan and a radiator.



## **BEDROOM 2**

Approx 2.98m x 4.16m (9'09" x 13'07")

Bedroom two is accessed via the wooden staircase from the hall, is carpeted, has a radiator and has a Velux window to side elevation.



## **HEATING**

Gas fired radiator central heating.

## **GLAZING**

Double glazed windows throughout.

## **EXTRAS**

The property is to be sold with all carpets, fitted floor coverings, blinds and integral appliances in the kitchen.

## **SERVICES**

Mains electricity, water, gas and drainage.

## **ENTRY**

By mutual agreement.

**VIEWING**

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

**FACTOR**

There is a factoring fee of approx £200 per quarter, more details of which can be found in the home report.

**HOME REPORT**

A Home Report is available for this property.

**POSTCODE**

IV3 5QU



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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.

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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.