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**57 Kenneth Street  
Inverness**



**This two bedroom semi-detached property situated on Kenneth Street is within walking distance of the city centre. *Accommodation:* entrance vestibule, hallway, lounge, dining room, kitchen, two double bedrooms, utility room/nursery and two bathrooms. Gas fired central heating. Double glazed windows. Gardens to front and rear elevations.**

**Offers Over £145,000**

HSPC Reference: 41755.

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

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





### PROPERTY

This semi detached property offers many benefits, including two reception rooms, two bathrooms and gardens to the front and rear elevations. The accommodation is well proportioned throughout, laid over two floors and would suit anyone looking for a traditional house which is centrally located. It is in need of some modernisation.

### GARDENS

The front garden is enclosed by a stone wall, railings and side fencing. It is easily maintained with flowerbed borders. There is a side gate and pathway leading directly to the enclosed rear garden. This is mainly laid to lawn with flowerbed borders and a path to the large timber shed. Privacy is ensured by a combination of fencing and hedging.



### LOCATION

Kenneth Street is within easy walking distance of all city centre amenities such as the Eastgate Shopping Centre and High Street shops. Local shops include a general store, corner shop, chemist and hairdresser. Both primary and secondary schools are located nearby.

### GENERAL DESCRIPTION

#### ENTRANCE VESTIBULE

The front door opens from the garden to a small vestibule with cupboard housing the electricity meter. A glazed inner door leads to the hallway.

#### HALLWAY

Doors give access to the lounge, dining room, kitchen and understairs cupboard. Stairs lead to the first floor accommodation. Smoke alarm, coat hooks, telephone point and radiator.

#### LOUNGE

Approx 4.27m x 3.65m (14'00" x 12'00")

The lounge has a recessed window to the front elevation, a radiator, a feature gas fire with tall surround and wooden mantel. Shelved alcove with cupboard, TV aerial point.



#### DINING ROOM

Approx 3.68m x 3.67m (12'01" x 12'00")

The dining room has a window to the rear elevation, partial wood panelling, a gas fire, radiator, shelved cupboard and TV aerial point.



### **KITCHEN**

Approx 3.46m x 3.08m (11'04" x 10'01")

The kitchen has a window to the rear elevation. It is fitted with base/wall units, has worktops, sink drainer, plumbing for an automatic washing machine and a door that gives access to the rear garden. There is ample room for informal dining. Radiator, telephone point, wall mounted heating boiler.

### **FIRST FLOOR**

The staircase leads from the hall to a half landing with doors accessing both bathrooms.

### **BATHROOM 1**

Approx 2.11m x 3.05m (6'11" x 10'00")

Bathroom one has a window to the rear elevation and is fitted with sink, wc and shower over bath. Radiator and louvered double door cupboard, housing the hot water tank and airing shelves.

### **BATHROOM 2**

Approx 3.01m x 1.24m (9'10" x 4'01")

Bathroom two is fitted with a sink, wc and bath. It has a radiator and a single glazed window to the rear elevation.

### **LANDING**

Further steps lead to the main landing. Door to walk in cupboard, door to cupboard with hanging rail and shelving, smoke alarm, doors to bedrooms and utility. Hatch to loft.



### **BEDROOM 1**

Approx 3.65m x 3.70m (12'00" x 12'01")

Bedroom one has a window to the front elevation, a radiator and recessed shelving.



### **BEDROOM 2**

Approx 3.66m x 3.68m (12'00" x 12'01")

Bedroom two has a window to the rear elevation, a radiator and a shelved cupboard.

### **HEATING**

Gas fired central heating.

### **EXTRAS**

This property is to be sold with all fitted carpets and floor coverings.

### **GLAZING**

All windows except that of bathroom two are double glazed.



### **UTILITY ROOM/NURSERY**

Approx 2.43m x 1.87m (8'00" x 6'01")

The utility room/nursery has a window to the front elevation and base level cupboards with sink drainer. This room is just short of being a single bedroom and would lend itself well as a study or nursery/small child's bedroom.

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

**ENTRY:** By mutual agreement.

**VIEWING:** Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533. No Sunday viewing.

**HOME REPORT:** A Home Report is available for this property.

### **POSTCODE**

IV3 5PZ



**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.**