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**36 Cranmore Drive
Smithton
Inverness**



This three bedrooomed semi-detached villa located in the popular Smithton area of Inverness has single glazed windows throughout, gas radiator central heating and fully enclosed gardens to both front and rear elevations. *Accommodation:* entrance vestibule, entrance hall, lounge/dining room, kitchen, wc, three bedrooms all with fitted storage facilities and bathroom.

Fixed Price £140,000

HSPC Reference: 41782.

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

Telephone: 01463 225533 Fax: 01463 225165
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PROPERTY

Located in the popular and established Smithton area of Inverness, 36 Cranmore Drive is a three bedroomed semi-detached villa which has single glazed windows throughout, gas radiator central heating and has accommodation spread over two floors. The property boasts gardens which have been fully enclosed to both front and rear elevations and has a detached single garage which has no vehicular access. The ground floor accommodation consists of an entrance vestibule, an entrance hall, a wc, a lounge/dining room and a fully fitted kitchen. The accommodation is completed on the first floor of the property by a landing, three bedrooms all with fitted storage facilities and the family bathroom. This property would ideally suit anyone looking for a family sized property in the Smithton area of Inverness.



GARDENS

To front elevation 36 Cranmore Drive has a fully enclosed garden which has been mainly laid to grass. The boundaries of the front garden are marked by a combination of hedging and wooden fencing and there is a slab path which leads to the front door of the property. To

the side of the property there is a driveway which provides ample space for off street parking and leads to gated access to the rear garden. The rear garden can be accessed via the driveway or via the door from the kitchen and is fully enclosed by wooden fencing. The rear garden is tiered with bottom tier being laid to patio, the first tier being laid to grass and the upper tier has been laid to flower beds. Situated in the rear garden is a detached single garage with an up and over door which has no vehicular access.

LOCATION

The property is located in the Smithton area of Inverness and local amenities include local shops, public house, pharmacy and bus service into Inverness city centre where a further range of shops and services can be found. Primary and secondary schooling are both located nearby.

GENERAL DESCRIPTION

The main door of the property opens on to the entrance vestibule.

ENTRANCE VESTIBULE

Approx 1.20m x 1.10m (3'11" x 3'07")

The entrance vestibule has been fitted with wood effect laminate flooring and has a door that gives access to a storage cupboard which houses the boiler and the water tank. There is a glazed door that gives access to the entrance hall.

ENTRANCE HALL

The entrance hall has a radiator and has doors that give access to a wc, an understairs storage cupboard and there is a fifteen pane glass panel door that gives access to the lounge and a further fifteen pane glass panel door that gives access to the kitchen. Carpeted stairs rise from the entrance hall to give access to the first floor landing.



LOUNGE/DINING ROOM

Lounge area approx 4.06m x 3.67m (13'04" x 12'00")
The lounge has a continuation of the wood effect laminate flooring, has a radiator and has a single glazed window to front elevation. From the lounge there is an archway that gives access to the dining room.
Dining area approx 3.10m x 2.81m (10'02" x 9'02")
The dining room has been fitted with wood effect laminate flooring, has a radiator and has a single glazed window to rear elevation.

KITCHEN

Approx 3.63m x 3.31m (11'11" x 10'10")
The kitchen has a laminate tiled floor, has a radiator and has a single glazed window to rear elevation. The kitchen comprises wall and base mounted units with worktops with complementary splashback tiling. There is an integral fridge freezer, an integral electric oven and gas hob with extractor over and there is a stainless steel sink drainer. The kitchen also has an integral dish washer, plumbing for a washing machine and space for a tumble drier. Informal dining can be had at the breakfast bar. There is a door that give access to the rear garden.



WC

Approx 0.92m x 1.49m (3'00" x 4'11")
The wc comprises a wc and a wash hand basin. There is complementary splashback tiling and there is a single glazed window to side elevation.

LANDING

Carpeted stairs rise from the entrance hall to give access to the carpeted landing, with the stairwell having a single glazed window to side elevation. The landing has doors that give access to all three bedrooms and the family bathroom. Loft access can be found here.

BEDROOM 1

Approx 4.30m x 2.72m (14'01" x 8'11")
The master bedroom is carpeted and has a double fitted wardrobe. This room has a radiator and a single glazed window to rear elevation.

BEDROOM 2

Approx 3.07m x 3.35m (10'01" x 11'00")
Bedroom two is carpeted, has a radiator and has a single glazed window to front elevation. This room has a double fitted wardrobe.

BEDROOM 3

Approx 3.04m x 3.31m (10'00" x 10'10")
Bedroom three is carpeted, has a double fitted wardrobe, a radiator and a single glazed window to rear elevation.

BATHROOM

Approx 2.19m x 1.86m (7'02" x 6'01")
The family bathroom has vinyl flooring and comprises a wc, a wash hand basin and a bath with shower over. There is complementary splashback tiling, an extractor fan and the bathroom has a radiator and a single glazed window to front elevation.

GARAGE

The single detached garage is situated in the rear garden and has an up and over door. Please note the garage does not have vehicular access.

HEATING

Gas fired radiator central heating.

GLAZING

Single glazed windows throughout.

EXTRAS

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

HOME REPORT

A Home Report is available for this property.

POSTCODE

IV2 7FG

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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