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**18 Craigard Place
Inverness**

REDUCED IN PRICE



Main door two bedroom first floor apartment with garden and garage. This property is located in an established residential area in a cul-de-sac. Accommodation: lounge, kitchen, two bedrooms and bathroom. Gas warm air heating. Double glazed windows. Garage and rear garden.

Offers In The Region Of £113,000

HSPC Reference: 41863

The Property Shop

47 Church Street, Inverness

Telephone: 01463 225533 Fax: 01463 225165

e-mail: property@munronoble.com



PROPERTY

18 Craigard Place is a two bedroom first floor apartment with its own independent access and would ideally suit a first time buyer or those looking for a buy to let opportunity. The property has double glazed windows throughout, gas warm air heating and boasts a single garage and a garden area to the rear. The accommodation includes a lounge, two bedrooms, kitchen and bathroom. Both bedrooms benefit from fitted wardrobe space.

GARDENS

The garden of the property can be accessed via the rear door of the garage, is laid to lawn and is partially enclosed by wooden fencing.

LOCATION

The property is located in the Muirtown district of Inverness and local amenities can be found at Charlton Shopping Precinct including a hairdressers, chemist, shop, medical centre and takeaway. There is also a bus service that runs into the city centre where a more comprehensive 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 into the entrance vestibule which has stairs rising which provides access to the first floor.

HALLWAY

The hallway provides access to the lounge, both bedrooms and the bathroom. There is a loft hatch and a cupboard housing the boiler.

LOUNGE

Approx 3.52m x 4.84m (11'06" x 16'10")

The lounge has a window to the front elevation and a door providing access through to the kitchen.

KITCHEN

Approx 2.42m x 2.95m (7'11" x 9'08")

The kitchen has a window to the rear elevation and is furnished with base and wall mounted units with worktop and tiled splashback. There is a sink unit, washing machine, a gas free-standing cooker with eye-level grill and oven. There is an under counter fridge and a cupboard housing a hot water tank.



BEDROOM 1

Approx 3.55m x 2.76m (11'07" x 9'00")

Bedroom one is the master bedroom of the property, has a window to the front elevation and an integral treble wardrobe.

BEDROOM 2

Approx 2.76m x 3.02m (9'00" x 9'11")

Bedroom two has a window to the rear elevation and an integral wardrobe.

BATHROOM

Approx 1.92m x 1.97m (6'03" x 6'05")

The bathroom is furnished with a pale green suite which includes a wc, wash hand basin and bath with tiled splashback, a window to the rear elevation and a mirrored bathroom cabinet.



GARAGE

There is a single garage with an up and over door and to the rear of the garden there is a pedestrian door which provides access to the garden area.

HEATING

Gas warm air heating.

GLAZING

Double glazed windows.

EXTRAS

The property is to be sold with all carpets and curtains.

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

IV3 8PR

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 rely on the grounds of an alleged mis-statement herein or in any advertisement.