

**16 Mamore Terrace  
Inverness  
IV3 8PF**



**This one bedroom bungalow located in the Kinmylies district of Inverness benefits from gas heating, double-glazed windows, off-road parking and from the rear has views over Inverness towards mountains and beyond.**

**OFFERS OVER £102,000**

HSPC Reference: 56783

**The Property Shop, 47 Church Street, Inverness**  
**Telephone: 01463 225 533      Fax: 01463 225 165**  
**Email: [property@munronoble.com](mailto:property@munronoble.com)**

## PROPERTY

Located in the Kinmylies district of Inverness, this terraced bungalow comprises an entrance hall, a lounge, a kitchen and a bedroom. The property features double-glazed windows, gas radiator central heating, off-road parking and gardens to the front and rear. The property will appeal to a wide range of prospective purchasers and only by viewing can one fully appreciate the accommodation on offer.

## GARDENS

The front garden is enclosed by low-level fencing with gated access and a path that leads to the front door. The rear garden has a paved patio area, a grassed area, flowerbeds and is enclosed by garden fencing with gated access to the rear which provides off-road parking.

## LOCATION

The property is located in the Kinmylies district of Inverness. Local amenities can be found at Kinmylies shopping precinct and include a take-away restaurant, a general store/Post Office and a chemist. Both primary and secondary schooling can be found nearby. There is a regular bus service into Inverness City Centre where a more comprehensive range of amenities can be found including bus and train stations, Eastgate Shopping Centre, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

## GENERAL DESCRIPTION

### ENTRANCE HALL

The entrance hall is accessed via the front door and has a radiator. Doors give access to the lounge, bedroom and bathroom. There is loft access and a walk-in storage cupboard where the boiler/water tank can be found.

### LOUNGE

Approx. 3.22m x 4.87m

The lounge has two radiators, a door to the kitchen and patio doors that provide access to the rear garden.

## KITCHEN

Approx. 3.18m x 2.52m

The kitchen is fitted with both base and wall mounted units, has worktops, a sink with drainer, an integrated oven, hob and extractor fan, plumbing for a washing machine, complementary tiling and a window to the front elevation.

## BEDROOM

Approx. 3.32m x 3.93m

The bedroom has a window to the rear elevation, a radiator and built-in wardrobes.

## BATHROOM

Approx. 2.00m x 1.67m

The bathroom is fitted with a three-piece suite comprising of a pedestal wash hand basin, a WC and a bath with shower over. There is complementary tiling and a window to the front elevation.

## EXTRAS

All fitted carpets and floor coverings.

## SERVICES

Mains electricity, gas and water and drainage.

## HEATING

Gas heating.

## GLAZING

Double glazed windows throughout.

## VIEWING

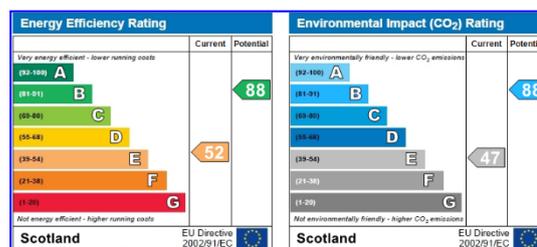
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

## ENTRY

By mutual agreement.

## HOME REPORT

A Home Report is available for this property.



**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.