



66 DENNY STREET, INVERNESS IV2 3AR

2 bedroom end-terraced villa

Spacious and well-proportioned two bedroomed end-terraced villa of traditional construction located in a sought-after area of Inverness. The property has the benefit of double glazing and gas central heating throughout but is in need of modernisation.

Located in the popular Crown area of Inverness, the property enjoys easy access to the city centre and a wide range of amenities. Local services can also be found at nearby Kingsmills and both primary and secondary schools are located nearby.

Accommodation comprises, downstairs, lounge, kitchen and rear porch, there is a WC on a half landing and upstairs there are two bedrooms and family bathroom. Small garden to the front. On-street permit parking.

Offers over £135,000

Viewing: By telephoning the selling agents on 01463 226232 or the seller on 07770 440077 to arrange an appointment to view.



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ACCOMMODATION

Front door leads to entrance vestibule. Partially glazed inner door leads to hallway with doors off to:

Lounge 12'3" x 12' [3.73m x 3.66m]
To the front of the property. Shelved recess with cupboard.



Kitchen 12'4" x 9'7" [3.76m x 2.92m]
Requires modernisation. Stainless steel sink. Wall mounted gas central heating boiler. Storage cupboard.

Rear porch is accessed from the kitchen and has a door to the outside. It provides additional storage space.



Stairs lead to a half landing with:

WC 5'8" x 4' [1.73m x 1.22m]
WC and corner wash hand basin. Frosted window.

Further stairs lead to upper landing with skylight. Hatch to loft. Doors off to:

Bedroom 1 11' x 12' [3.35m x 3.66m]
To the front of the property. Shelved cupboard.

Bedroom 2 8'8" x 9'8" [2.64m x 2.95m]
To the rear of the property.



Bathroom 5' x 8' (narrowest) [1.52m x 2.44m]
Coloured bath, wash hand basin and WC.

As stated, the property benefits from double glazing and gas central heating throughout.

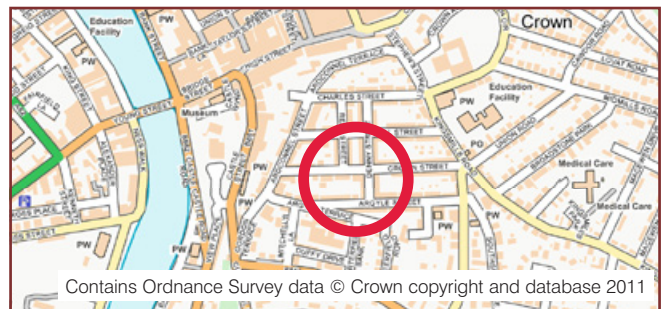
OUTSIDE
To the front there is a small easily maintained garden with mature hedge. Shared drying green to the rear.

EPC BAND
The property lies within Energy Performance Band D.

COUNCIL TAX
The property lies within Council Tax Band C.

HOME REPORT
A Home Report dated 13th November 2019 values the property at £140,000.00 and can be requested from the seller's agents. Following the report, Richardson & Starling carried out a timber specialist report which indicates that there is penetrating dampness in the property which can be rectified at a cost of approximately £2,900.00 plus VAT. This report is also available from the selling agents.

ENTRY
By negotiation.



If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.