



Innes & Mackay

15A Telford Road,
Inverness IV3 8HZ

SPACIOUS GROUND FLOOR FLAT
RECENTLY REDECORATED WITH NEW FLOORING
IDEALLY LOCATED WITHIN WALKING DISTANCE
OF THE CITY CENTRE
PRIVATE REAR GARDEN
IDEAL BUY TO LET OR FIRST TIME BUYER

£6,000 BELOW HR VALUE!
FIXED PRICE
£119,000



DESCRIPTION

Only by viewing this one bed ground floor flat will one appreciate the deceptively spacious accommodation this desirable property has to offer. Decorated in neutral tones throughout and boasting a rear garden and patio, this property would be ideal as a first time buy, buy to let or Air BnB. The flat benefits from new carpeting and flooring throughout, has been redecorated and viewing comes recommended.

GARDENS

The garden to the front is laid to gravel has a paved path leading to the shared front door leading to shared entrance vestibule. There is a garden, accessed from the rear of the property which is laid to lawn and enjoys a paved patio area which is ideal for outdoor entertaining.

LOCATION

Telford Road is located on the West side of the city making it within good and easy access of the city centre and its amenities. Locally, there are several shops at the nearby Telford Retail Park all adding to the convenience of the location along with a regular bus service to and from the centre of the city which boasts a fantastic selection of shops, bars, restaurants and facilities all adding to the appeal. The newly completed Merkinch primary school is located within walking distance of the property.

ENTRANCE VESTIBULE

Double doors open into the shared vestibule from which this flat and 15B are accessed.

HALLWAY

Door opens into the carpeted hallway which provides access to the living room, shower room and bedroom. There is a small under stair cupboard housing the electrics and also provides a degree of storage.

LIVING ROOM

4.57 x 4.15 (14'11" x 13'7")

The bright and spacious living room is a comfortable room providing access to the kitchen and bedroom 2. Access is also given to the rear garden via a glazed door. Laid with laminate flooring, this room benefits from an electric fire set on a marble effect hearth and surround providing a pleasing focal point. A built in cupboard houses the gas combination boiler

KITCHEN

2.39 x 1.76 (7'10" x 5'9")

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, integrated oven, halogen hob, extractor hood over, washer dryer and a fridge/freezer. There is a window to the rear providing good light to this room, tiling between the units and laminate flooring giving a pleasing finish.

STUDY

2.23 x 1.74 (7'3" x 5'8")

Located off the living room is a study/recreation room. Dual aspect windows provide good light to this room and laminate flooring provides a pleasing finish.



BEDROOM 1

4.16 x 3.52 (13'7" x 11'6")

This generously proportioned double bedroom located to the front of the property, benefits from double wardrobes providing hanging rails and storage all located behind sliding mirrored doors. Carpet completes this room.

SHOWER ROOM

2.38 x 2.22 (7'9" x 7'3")

The shower room is fitted with a dual flush WC, wash hand basin with storage under and shower cubicle housing an electric shower. There is a heated towel rail, wall mounted cupboard and heated towel rail. Extractor fan (air flow icon) and laminate flooring complete this room.

HEATING

Gas central heating via a combi boiler which is located in the living room.

GLAZING

Fully double glazed UPVC units.

PARKING

Ample on street parking.

COUNCIL TAX

Band B

EPC

Band D63

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge freezer, electric hob, oven and extractor hood.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV point.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay property department (01463) 251200.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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