



**Harper
Macleod LLP**
Estate Agents & Solicitors



5 5 Benula Road, Inverness, IV3 8EH

Offers over £130,000

Fantastic opportunity to purchase a bright and spacious 3 bedroom end terraced two storey dwellinghouse in the Merkinch area of Inverness within walking distance of the City Centre. The property is well laid out to provide comfortable family living accommodation and benefits from an enclosed front and rear garden.

The accommodation comprises hallway, lounge/dining room, rear vestibule, kitchen, first floor hallway, three bedrooms and shower room. There is ample storage throughout.

Primary school pupils attend Merkinch Primary School and secondary pupils attend Inverness High School.

Lovely walks can be enjoyed around the canal and Merkinch Local Nature Reserve. There is a good range of shops at nearby Telford Retail Park.

Viewing is strictly by appointment.

Rooms

Hallway

6'0" x 9'8" x 4'0" (1.84m x 2.96m x 1.22m)

Entrance door opening into the hallway. Storage cupboard housing electrics. Wall vent. Smoke alarm. Canadian Maple flooring.

Lounge/dining area

24'4" x 11'1" x 9'10" (7.44m x 3.38m x 3.01m)

Double aspect to front and rear. T.V. point. Smoke alarm. Canadian Maple flooring.

Rear vestibule

3'1" x 4'7" (0.94m x 1.40m)

Door to rear. Coat hooks. Vinyl flooring.

Kitchen

13'11" x 8'7" (4.26m x 2.63m)

Window to rear. Wall and base units with worktop and wet wall splash back. Stainless steel sink with left hand drainer. Integrated gas hob, extractor and double electric oven. Washing machine, dishwasher, tumble dryer and American style fridge/freezer. Canadian Maple flooring. Opening to hallway.

First floor hallway

6'9" x 8'6" (2.07m x 2.60m)

Doors to three bedrooms and shower room. Smoke alarm. Hatch to roof space. Carpet.

Shower room

6'9" x 5'7" (2.08m x 1.71m)

Window to rear. White WC and pedestal wash hand basin. Shower cubicle with Mira Jump electric shower and wet wall. Towel rail. Spotlights. Vinyl flooring.

Bedroom 1

9'8" x 9'1" x 4'11" (2.95m x 2.78m x 1.52m)

Window to front. Cupboard. Carpet.

Bedroom 2

9'0" x 12'5" (2.75m x 3.8m)

Window to front. Built-in wardrobe and cupboard with shelves. Carpet.

Bedroom 3

8'11" x 9'10" (2.73m x 3)

Window to rear. Two built-in cupboards. Carpet.

Outbuildings

Two concrete storage sheds, one with a light.

Garden ground

The enclosed front garden has been laid out with shingle for low maintenance with a flower bed with shrubs. A paved path leads up to the front door.

The enclosed rear garden has also been laid out with shingle for low maintenance with a paved path to the rear and side gate. There are raised vegetable beds and a lean-to storage area.

Extras

All fitted carpets and floor coverings, washing machine, dishwasher, tumble dryer and American style fridge/freezer are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

EPC Rating C

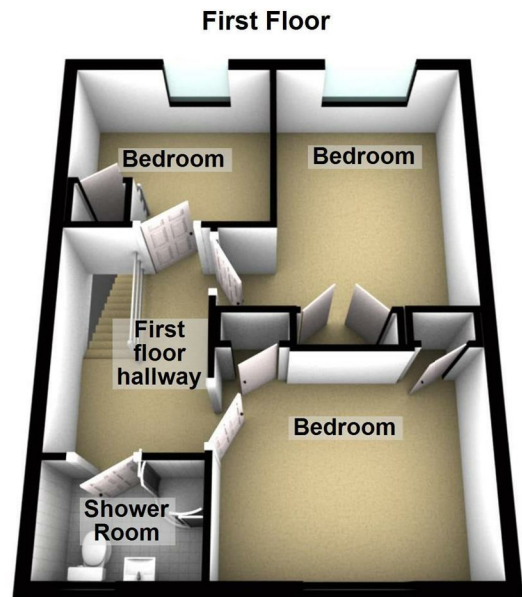
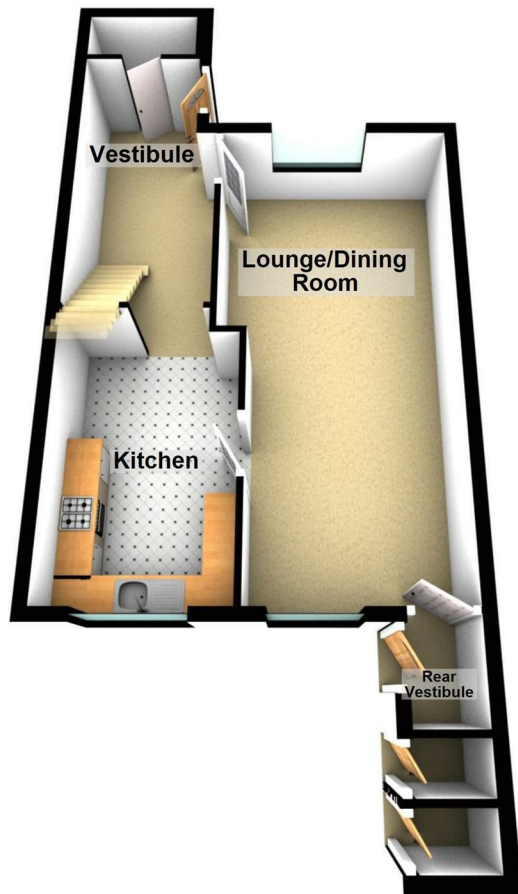
Council Tax Band B



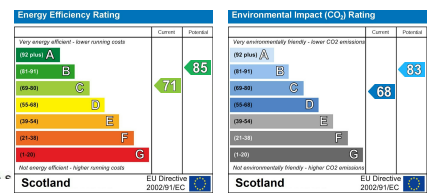




Ground Floor



This floor plan is an approximate guide to the layout of the property only. It is not to be used as a basis for any contract.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact.