



**Harper
Macleod LLP**
Estate Agents & Solicitors



20 Birnie Terrace, Inverness, IV3 8QA
Offers over £105,000

Fabulous opportunity to purchase a one bedroom end-terraced bungalow with garden ground to the front and rear situated in the established Merkinch area of Inverness, within walking distance of the City Centre. This property is perfect for a first-time buyer or as a retirement home.

The home is conveniently located for Telford Retail Park which has a good selection of shops to include a Co-op, Farmfoods and B & M home store.

This is also a great location for enjoying the beautiful walks along the canal.

Viewing highly recommended.

Hallway

10'1" x 3'7" (3.09m x 1.10m)

Entrance door opening into the hallway with doors to the lounge, kitchen and shower room. Walk-in cupboard housing the Ariston central heating boiler and electric meter. Hatch to roof space in cupboard. Smoke detector. Vinyl flooring.

Lounge

13'1" x 11'9" (4.01m x 3.60m)

Window to front. T.V. point. Spotlights. Smoke detector. Carpet.

Bedroom

10'4" x 10'0" (3.17m x 3.06m)

French doors from lounge opening into the bedroom. Window to rear. Built-in wardrobe with recessed alcove and drawers below. Carpet.

Kitchen

8'9" x 8'11" (2.68m x 2.74m)

Window and door to rear. Wall and base units with worktop and tiling. 1 ½ bowl stainless steel sink with right hand drainer. Integrated Belling ceramic hob, electric cooker and extractor. Beko washing

machine. Cupboard housing the Hoover fridge/freezer. Two wall cupboards. Strip light. Heat detector. Laminate flooring.

Shower room

6'10" x 5'0" (2.10m x 1.53m)

Windows to side. White WC and pedestal wash hand basin. Shower cubicle with Mira Advance electric shower, wet wall and hand rails. Extractor. Tiling to walls and tiled flooring.

Outbuildings

Garden shed

Garden ground

The front garden has steps and a paved path leading up to the front door. The garden ground has been laid out with gravel for low maintenance.

The enclosed side and rear garden have also been laid out with gravel for low maintenance with a decking area.

Extras

All carpets, curtains, blinds, washing machine and fridge/freezer are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

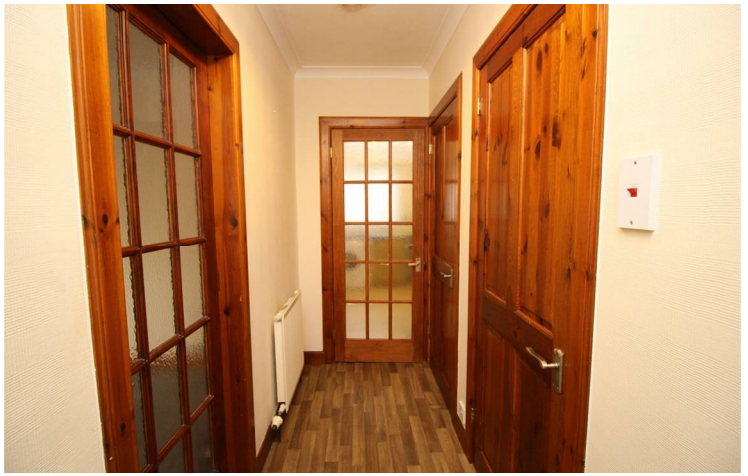
Services

Mains gas, electricity, water and drainage.

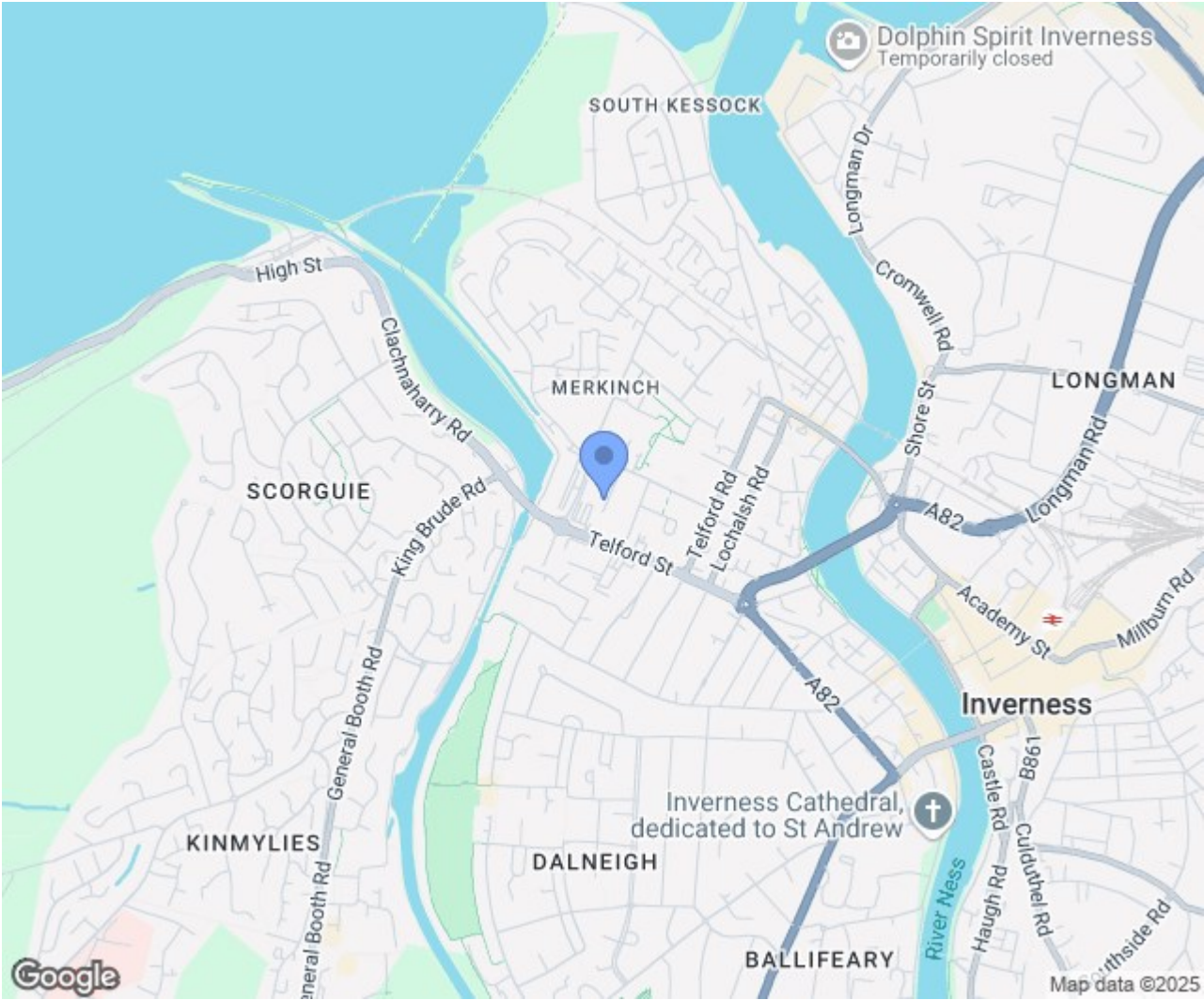
EPC Rating D

Council Tax Band A

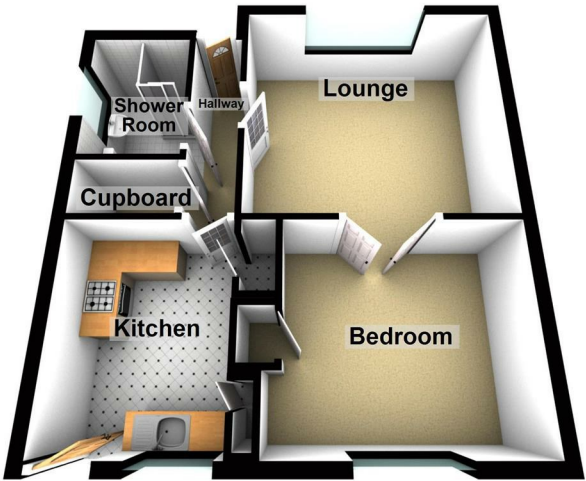




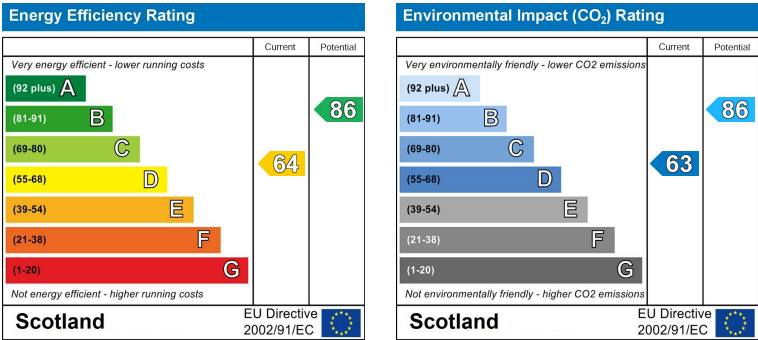
Area Map



Ground Floor



Energy Efficiency Graph



This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.