



**Harper
Macleod LLP**
Estate Agents & Solicitors



46 Maclellan Crescent, Inverness, IV3 8DN

Offers over £155,000

Spacious 2 bedroom mid-terraced two storey home decorated in neutral tones throughout and situated in a cul-de-sac in the established Merkinch area on the north side of Inverness. The home benefits from a newly fitted modern kitchen and a newly installed gas combi boiler.

The accommodation comprises an entrance vestibule, cloak room, hallway, kitchen, lounge, two bedrooms and bathroom. The lounge is to the rear of the property with a patio door opening into the garden. The rooms are well-proportioned and there is ample storage throughout.

There is off street parking and an enclosed garden to the rear.

Merkinch has a good selection of shops which include a pharmacy, bakery and convenience stores. The City Centre is within walking distance where an extensive range of retail, leisure and business facilities can be found. A regular bus service runs to and from the City Centre.

Lovely walks can be enjoyed around the Merkinch Local Nature Reserve which is nearby. Primary school pupils attend Merkinch Primary School and secondary school pupils attend Inverness High School.

Viewing highly recommended.

Entrance vestibule

5'2" x 3'10" (1.59m x 1.18m)

Entrance door and doors to cloak room and hallway. Coat hooks. Vinyl flooring.

Cloak room

8'0" x 3'6" (2.46m x 1.07m)

Window to front. White WC and wash hand basin. Towel rail. Vinyl flooring.

Hallway

4'0" x 11'1" (1.24m x 3.39m)

Doors to lounge and kitchen. Understairs cupboard. Smoke alarm. Carpet.

Lounge

14'11" x 13'3" (4.55m x 4.06m)

Window and patio door to rear. T.V. point. Tel. point. Carpet. Ample power sockets. Carpet.

Kitchen

7'2" x 10'9" (2.20m x 3.28m)

Newly fitted modern Wren kitchen with ample wall and base units with worktop and tiling. Window to front. Stainless steel sink with left hand drainer. Integrated Hoover washer/dryer and slimline Zanussi dishwasher. Electric cooker and cooker hood. Intergas Rapid Plus combi gas central heating boiler installed in 2023. Vinyl flooring.

First floor hallway

6'11" x 4'9" (2.11m x 1.46m)

Doors to two bedrooms and bathroom. Two single storage cupboards. Double storage cupboard with sliding doors. Smoke alarm. Hatch to roof space. Carpet.

Bedroom 1

12'7" x 9'3" (3.84m x 2.82m)

Two windows to rear overlooking the rear garden and open play area. Fitted double wardrobe. Carpet.

Bedroom 2

7'7" x 14'11" at widest point (2.33m x 4.55m at widest point)

Window to front. Fitted double wardrobe. Wall cabinet. Carpet.

Bathroom

7'8" x 5'6" (2.35m x 1.70m)

Window to front with display shelf below. White WC and wash hand basin with tiled splash back. Bath with dual head shower above, tiling and curtain rail. Fitted shelf. Vinyl flooring.

Outbuildings

Storage shed.

Garden ground

To the front of the property there is a block paved car parking space and a paved path leading up to the front door. A hedge offers a degree of privacy.

The enclosed rear garden has been laid out with gravel for low maintenance and there is a patio area and a paved path leading to a gate to the rear. There is a flower bed to the rear of the property with shrubs.

Extras

All fitted floor coverings and curtains are included in the sale price.

Heating and glazing

Gas central heating and double glazing. The property benefits from Hive Active Heating control. The Hive account can be transferred to the new owner.

Note

The property fully complies with the interlinked smoke alarms and heat detector legislation introduced in Scotland in February 2022.

Services

Mains gas, electricity, water and drainage.

EPC

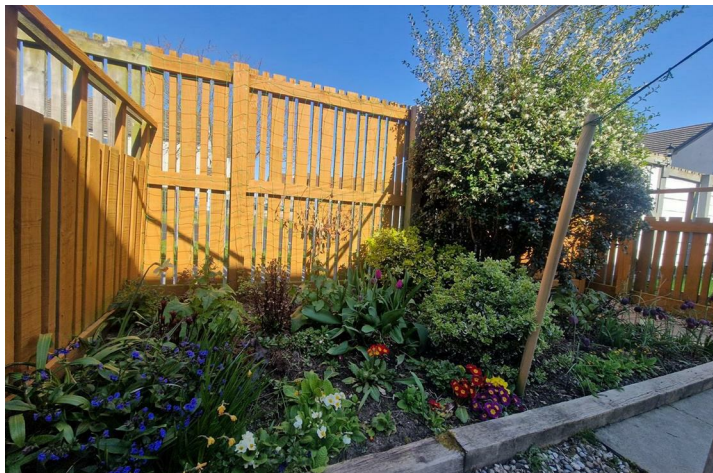
Rating C

Council Tax

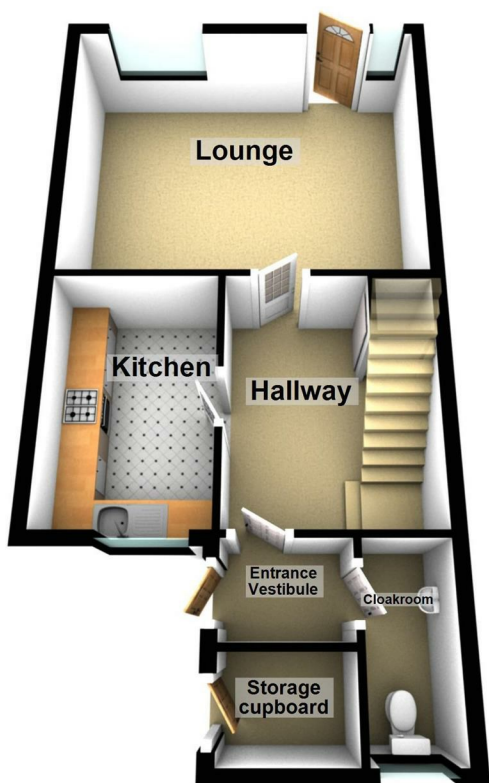
Band C



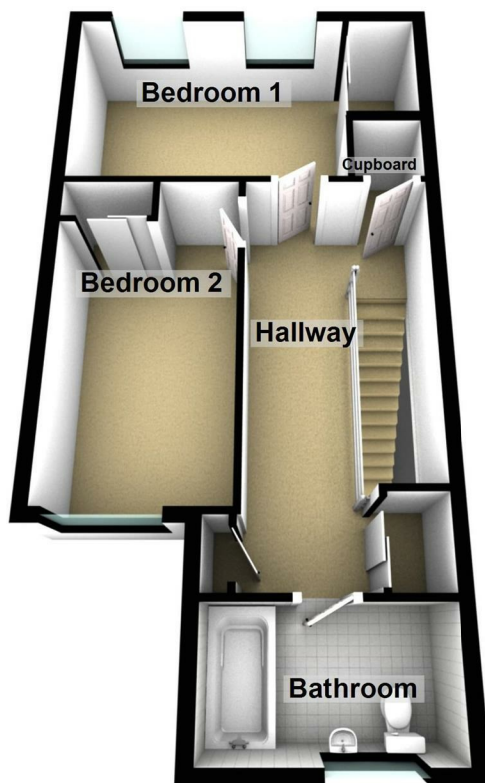




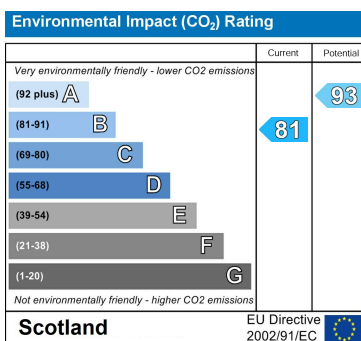
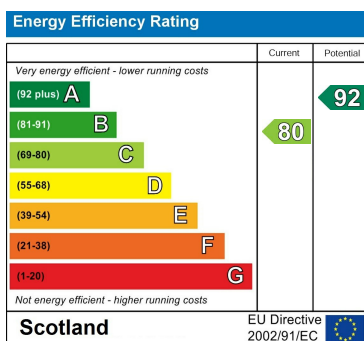
Ground Floor



First Floor



Energy Efficiency Graph



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.