

31 Thornbush Road

Merkinch, Inverness, IV3 8AB

Fixed Price £130,000





Overview

- Spacious 3 bedroom mid terraced house
- Ideal first home, family home or investment
- Lounge, dining kitchen, sun porch, shower-room, WC
- Private enclosed garden, parking and shed
- Close to town and local amenities
- EPC Band C



Description

Fantastic opportunity to purchase a spacious 3 bedroom mid terraced villa in the Merkinch area of Inverness which will appeal to first time buyers, families or investors. The ground floor has a spacious entrance porch, front facing lounge, a spacious modern dining kitchen area, WC and rear sun porch which gives access to the rear garden area. A stairway also gives access to the upstairs accommodation. The kitchen has good work top and storage space and benefits from an integrated induction hob, single electric oven and extractor. There is space and plumbing for a fridge/freezer and washing machine. Upstairs, there are three bedrooms and a shower-room. Loft space, upstairs linen cupboard and a under stairs cupboard provides plenty of additional storage. There is double glazing and gas central heating throughout. To the front there is an enclosed garden mainly laid with gravel and bordered with plants and shrubs and to the rear there is a private garden with parking for 2 cars, a private seating area and a large wooden shed.



Room Dimensions

Front Porch	(6' 1" x 5' 8") or (1.86m x 1.73m)
Lounge	(18' 1" x 11' 9") or (5.51m x 3.59m)
Kitchen	(15' 0" x 12' 7") or (4.58m x 3.83m)
WC	(3' 1" x 2' 11") or (0.94m x 0.90m)
Sun Porch	(8' 1" x 6' 4") or (2.47m x 1.92m)
Bedroom 1	(11' 9" x 11' 9") or (3.59m x 3.58m)
Bedroom 2	(12' 10" x 9' 2") or (3.91m x 2.79m)
Bedroom 3	(5' 10" x 8' 6") or (1.79m x 2.60m)
Bathroom	(8' 2" x 5' 5") or (2.49m x 1.64m)





Services

Mains gas, electricity, water and drainage.
Telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances including induction hob, single electric oven and extractor. Fridge/freezer and washer dryer available by separate negotiation.

Council Tax

Band B

Tenure

Freehold

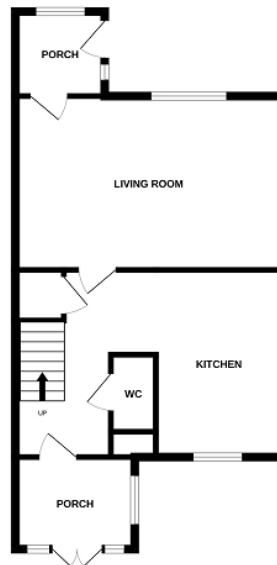
Entry

To be mutually agreed.

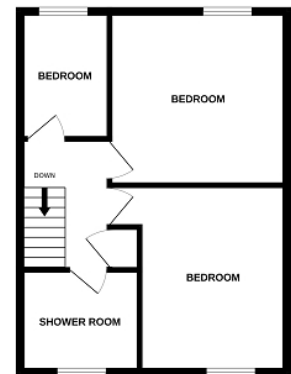
Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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