

Services

Mains water, electricity, and drainage.

Extras

All carpets and fitted vinyl floor coverings.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

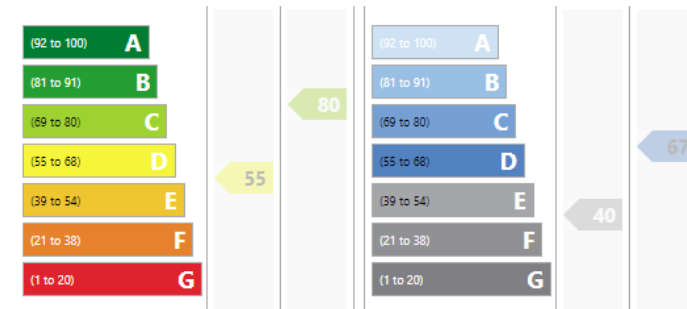
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £90,000
A full Home Report is available via Munro & Noble website.



**34A Telford Street
Inverness
IV3 5LB**

A centrally located one bedroomed, ground floor flat which benefits from double glazed windows and electric heating.

OFFERS OVER £88,000

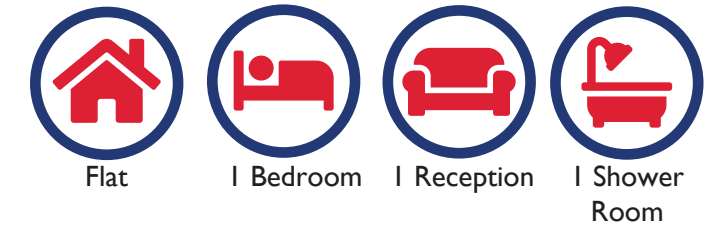
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Property Description

A great opportunity to purchase a one bedroomed, ground floor flat located within walking distance of number of excellent amenities and Inverness City Centre. The property has recently been decorated in neutral tones, as well as having freshly laid carpets and vinyl flooring and will suit a variety of potential purchasers including first time buyers and buy to let investors. The accommodation within is accessed via a secure communal entrance (which is shared with five other properties) and is located on the ground floor to the right elevation. It comprises a hallway, a bedroom with fitted storage facilities, a shower room, and a bright and airy front facing lounge. Completing the accommodation is the kitchen which comprises wall and base mounted units with worktops, splashback tiling, a stainless steel sink with mixer tap and drainer, and has space for a fridge-freezer, a free-standing cooker and plumbing for a washing machine. The shower room is fitted with a three piece suite comprising a WC, a wash hand basin, a shower cubicle with electric shower and is completed with complimentary tiling. Further pleasing features include double glazed windows, electric heating, and a hallway cupboard.

Local amenities includes Telford Retail Park which has a number of shops, and Telford Street itself is just a short walk away from the City Centre which has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations. Primary and secondary schooling are both within walking distance of the property.

Rooms & Dimensions

Hallway

Lounge/Diner

Approx 3.19m x 4.68m

Kitchen

Approx 1.76m x 3.64m

Bedroom

Approx 3.13m x 3.62m*

Shower Room

Approx 1.70m x 1.64m x 1.98m

*At widest point

