

**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**

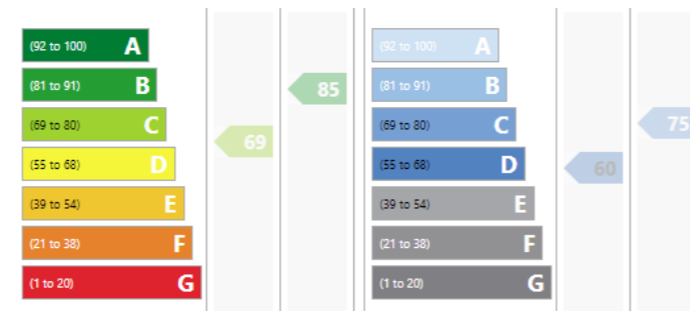
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £85,000  
 A full Home Report is available via Munro & Noble website.



**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.

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

*This one bedroomed, first floor flat is ideally located close to Inverness City Centre and early viewing is recommended.*

**OFFERS OVER £83,000**

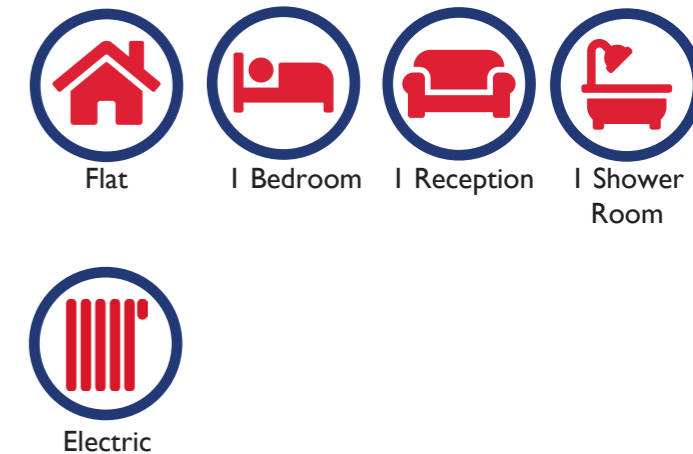
📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

**Property Overview**





**Property Description**

Located on the west side of Inverness and boasting partial views of the city, electric heating and double glazed windows, 34c Telford Street is a one bedroomed, first floor flat that sits within a block of five properties and offers a secure communal entrance. The flat lies to the front elevation and comprises a hallway, a lounge with bedroom off, a kitchen and a shower room. The cosy lounge provides space for a small table and chairs, and gives access to the bedroom which has a fitted double wardrobe with sliding doors, as well as a single cupboard. The fitted kitchen has mounted units, complimented by worktops and splashback tiling, and offers space for a number of white goods. The shower room consists of a wet-walled shower cubicle with electric shower, a wash hand basin and a WC. The accommodation has been freshly painted throughout, with new floor coverings laid in all rooms, and will appeal to a range of potential purchasers given its close proximity to Inverness city centre. The property is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. Just a few minutes walk away is a doctors surgery, a dentist and an Aldi Supermarket. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, restaurants, supermarkets, a Post Office and both bus and train stations are just a short walk away.

**Rooms & Dimensions**

Hallway

Lounge/Diner

*Approx 3.27m x 3.84m*

Bedroom

*Approx 2.58m x 3.10m*

Kitchen

*Approx 1.95m x 2.60m*

Shower Room

*Approx 1.60m x 1.59m*

**Bedroom**

