

Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings and blinds. Some items of furniture and white goods are available by separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

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

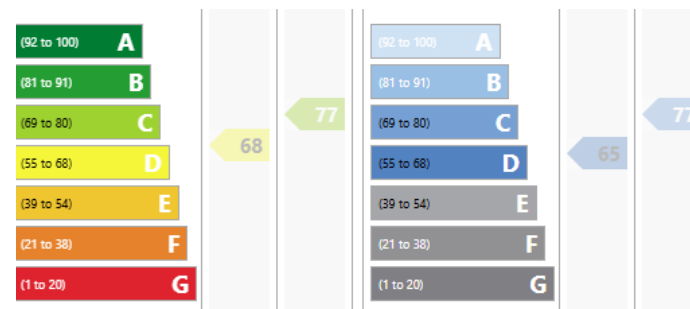
Entry

By mutual agreement.

Home Report

Home Report Valuation - £145,000

A full Home Report is available via Munro & Noble website.



79 Telford Road

Inverness

IV3 8HN

A bright and spacious, three bedroomed first floor flat which has the advantage of gas central heating, a modern bathroom and attractive garden grounds.

OFFERS OVER £143,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview



Flat



3 Bedrooms



1 Reception



1 Bathroom



Gas



Garden



On-Street
Parking



Bedroom One



Bedroom Two



Lounge/Dining Room



Bathroom



Property Description

Conveniently located within walking distance of the city centre, and a number excellent local amenities, this attractive first floor, three bed roomed flat boasts a generous rear garden and on-street parking. It will suit a variety of potential purchasers including buy-to-let investors, young professionals or those looking to make their first property purchase. The property has the advantage of its own independent access, and the accommodation within is accessed via a private entrance porch, located to the right side elevation. Inside comprises a hallway, off which can be found three double bedrooms, with the principal bedroom having a cupboard, a welcoming lounge which allows space for a table and chairs for informal dining, and a fitted kitchen. This room has wall and base mounted cabinets, splashback tiling, a 1 ½ sink with drainer and mixer tap, and integral oven and electric hob with extractor fan over. There is plumbing for a washing machine, and space for a dishwasher and fridge-freezer. The stylish bathroom completes the accommodation, and has complementary wet-walling, a bath with electric shower over, WC and a vanity wash hand basin. Further pleasing features include gas central heating, double glazed windows, hallway storage, and loft space. The rear garden offers excellent outdoor space for social gatherings, and incorporates areas of lawn, bark, and paving, making this a relatively low maintenance space. It is fully enclosed by timber fencing and mature trees, offering a semi-private setting. On-street parking is available to the front elevation, with space for owners and visitors alike.

Telford Road is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. On the property's door step can be found two takeaway restaurants, 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

Entrance Porch
Approx 1.82m x 3.43m

Entrance Hall

Kitchen
Approx 3.54m x 2.14m

Lounge/Dining Room
Approx 4.99m x 4.67m*

Bathroom
Approx 2.95m x 1.59m

Bedroom Two
Approx 4.07m x 3.14m

Bedroom Three
Approx 2.76m x 2.63m

Bedroom One
Approx 3.73m x 4.07m

*At widest point

Lounge/Dining Room



Bedroom Three

