

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

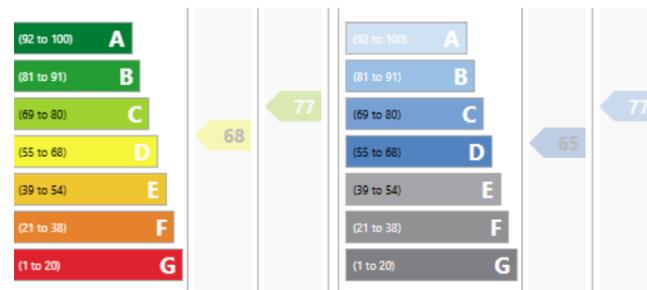
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

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 bed roomed 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

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.



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 bedroomed 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 1/2 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

