



109 Boswell Road, Inverness, IV2 3EW

£270,000



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CURTIS 
McKINNELL
ESTATE AGENTS



£270,000

109 Boswell Road

Inverness, IV2 3EW

- LINK-DETACHED
- OPEN PLAN LOUNGE/DINING ROOM
- DOWNSTAIRS WC
- SINGLE GARAGE
- DOUBLE GLAZED WINDOWS
- THREE BEDROOMS
- KITCHEN
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- SOUGHT AFTER LOCATION

An opportunity to purchase a three bedroom link-detached house located in the popular Inshes district of Inverness. The home offers many pleasing features including a modern fitted kitchen with built-in oven, hob and extractor fan, a stylish bathroom and a downstairs WC. The property also features a single garage, gas radiator central heating and double glazed windows. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a family sized property in a sought after location. Viewing is highly recommended.

Gardens

The front garden is mainly laid to grass and has a flower bed and shrubs. A block paved driveway with space for two vehicles leads to the garage and front door. The rear garden is also laid to lawn with flower bed borders, has a large paved patio area and is fully enclosed by fencing.



ACCOMMODATION

ENTRANCE HALL

LOUNGE 15'0" x 11'5" (4.58m x 3.48m)

DINING AREA 9'3" x 9'1" (2.83m x 2.77m)

KITCHEN 10'8" x 10'6" (3.27m x 3.22m)

WC 5'0" x 3'9" (1.54m x 1.15m)

BEDROOM ONE 13'11" x 10'0" (4.25m x 3.07m)

BEDROOM TWO 10'11" x 9'10" (3.34m x 3.00m)

BEDROOM THREE 8'3" x 6'7" (2.52m x 2.03m)

BATHROOM 6'5" x 5'6" (1.98m x 1.68m)





Location

The property is located in a cul-de-sac in the popular Inshes district of Inverness which is within easy access of the amenities at Inshes Retail Park as well as the Southern Distributor Road for commuting around Inverness. The home is set in the coveted Inshes Primary School catchment area. There is a bus service into Inverness City centre where a more comprehensive range of amenities can be found. Inverness has a train station with regular onward links to major regional centres, including a sleeper service to London. Inverness Airport is less than 10 miles away offering a number of domestic and European flights.

Services: Mains electricity, gas, water and drainage.

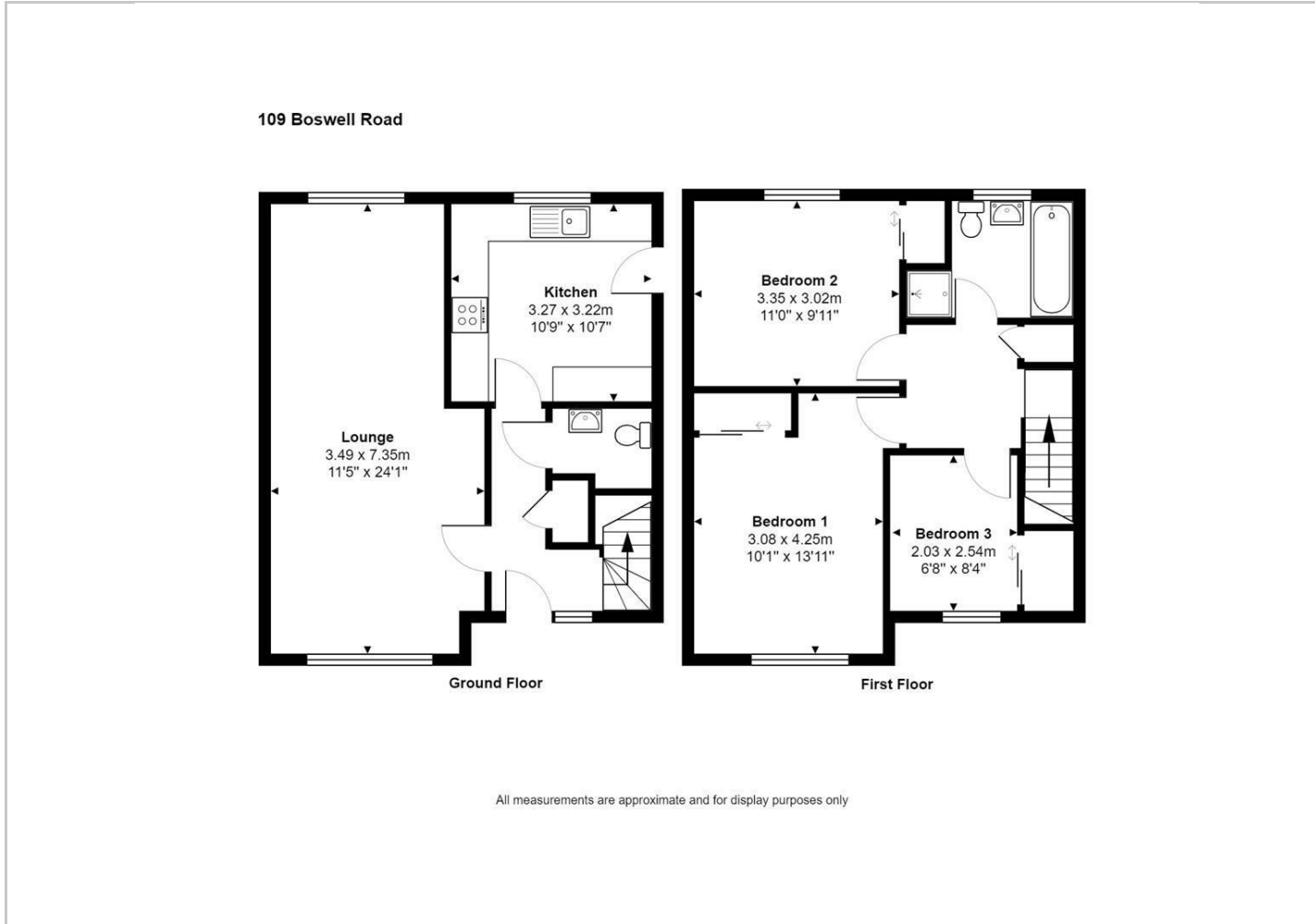
Entry: By mutual agreement.

Council Tax Band: E





Floor Plans

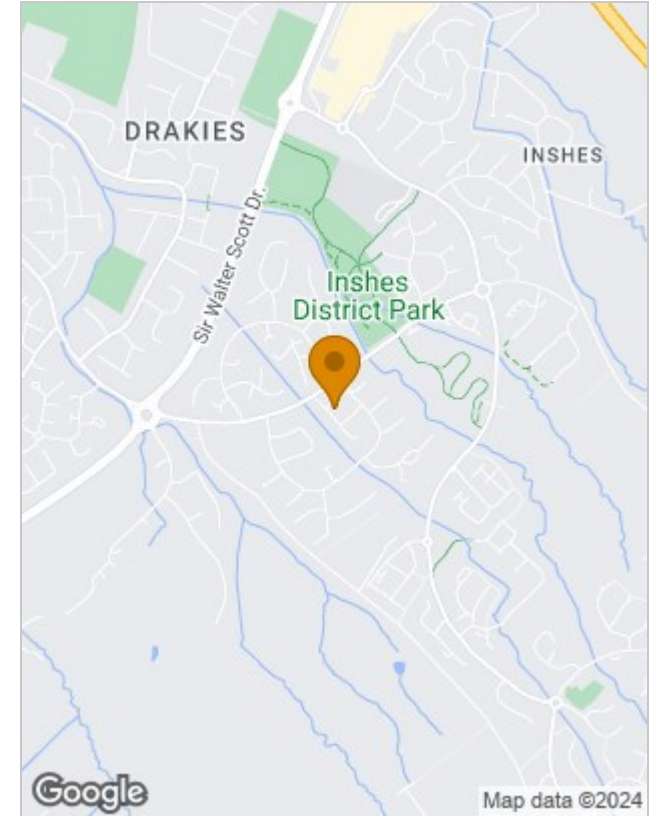


Viewing

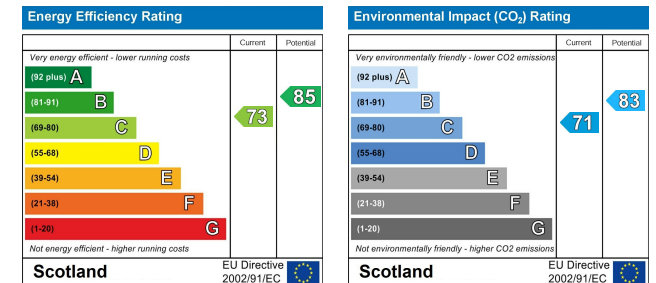
Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.