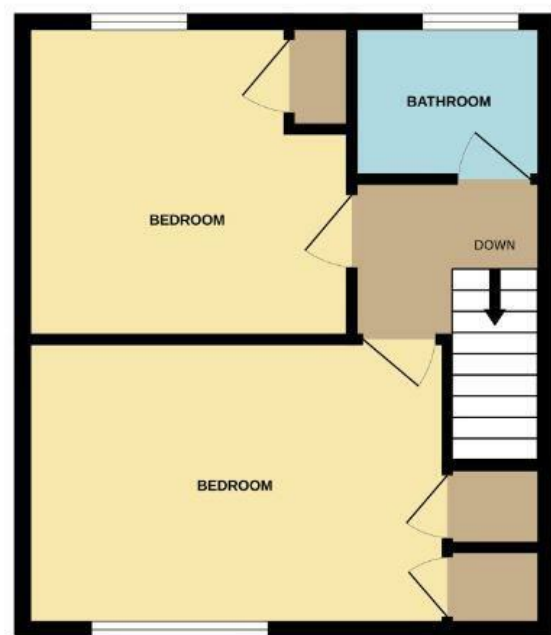
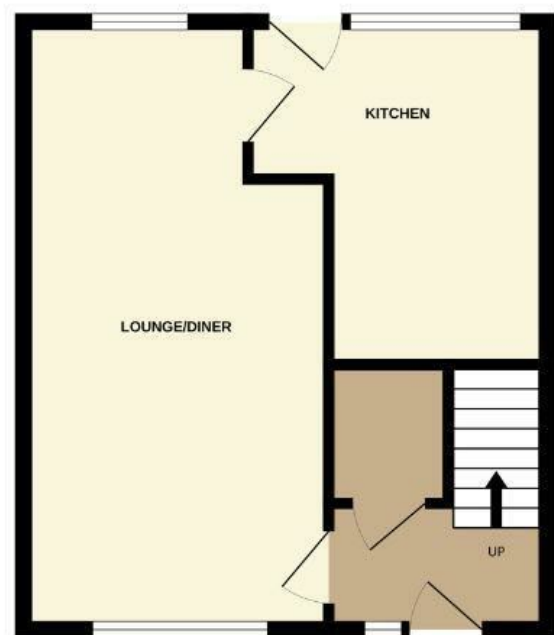




GROUND FLOOR

1ST FLOOR

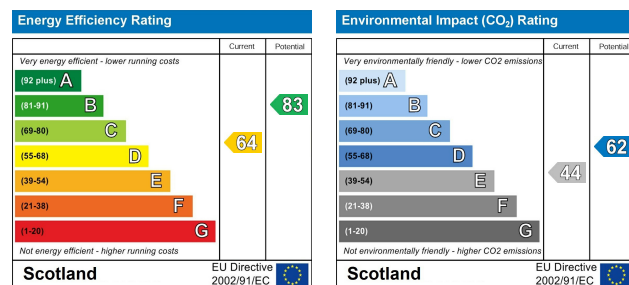


167 Morvich Way, Inverness, IV2 4PH

Well Proportioned 2 Bedroom End Terraced House with Front & Rear Garden Grounds



- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Upper Landing
- 2 Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Garden
- EPC Band - D



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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



Offers Over £120,000



DESCRIPTION

This end terraced property, whilst in need of a degree of upgrading, once completed would make an ideal purchase for the first time buyer or a small family. The property has well proportioned accommodation with garden grounds to the front and rear. The double aspect lounge offers ample space for dining whilst the kitchen, which would benefit from upgrading, is of a good size. Both bedrooms are doubles with each having fitted cupboards and the bathroom consists of a white three piece suite. Benefitting from double glazing and electric warm air central heating, viewing is recommended to appreciate the potential this property has to offer.

LOCATION

Located in the residential area of Hilton approximately 2 miles from the city centre. There is a large area for off-street parking and local amenities include the nearby Balloan shopping complex where there is a pharmacy, hairdresser, Domino's pizza takeaway, Dow's bar/diner and a shop. Inshes Retail Park is also a short distance away where a wider range of shops and eateries can be found. The distributor road is close at hand allowing for easy access to the hospital and University Campus. Primary children would attend Cauldeen Primary School and older children would attend Inverness Royal Academy, both within walking distance. There is a regular bus service to and from the city centre which is routed close by.



DIRECTIONS

From the town house in the city centre travel along Castle Street and at the top of the hill bear left onto Old Edinburgh Road. At the traffic lights continuing straight on bearing right at the next fork remaining on Old Edinburgh Road. At the mini roundabout take the second exit and continue on this road for some considerable distance until you see Dows bar/diner on your right hand side. Turn right onto Balloan Road and take the third turning on the right then bear left where the property is located adjacent to the park.

ENTRANCE HALL

2.25m x 1.31m

Door to walk in storage cupboard housing the heating unit. Door to lounge. Stairs leading to the upper accommodation.

LOUNGE/ DINING

6.38m x 3.19m

Well proportioned double aspect room with windows overlooking both the front and rear gardens. Electric fire set in wooden surround. Space for dining. Door to kitchen

KITCHEN

3.54m x 3.11m

This is a good sized room fitted with base units incorporating cooker, washing machine, fridge freezer and tumble dryer.

UPPER LANDING

2.00m x 1.59m

Doors leading to both bedrooms and bathroom. Hatch to loft space.

BEDROOM

4.55m x 3.00m

This is a good sized double room set to the front with window overlooking the garden. Door to fitted cupboard.

BEDROOM

3.44m x 3.32m

This is another double room set to the rear with window overlooking the garden. Door to shelved cupboard housing the water tank.

BATHROOM

1.97m x 1.68m

Set to the rear with opaque window this room is fitted with a white suite comprising bath, wash hand basin and wc.

GARDEN

The front garden, which is enclosed by fencing and hedging is laid to grass with a selection of plants and shrubs. The rear garden is also enclosed by fencing and is laid to paving for easy maintenance. Shed and rotary clothes dryer.

HEATING

The property benefits from electric warm air central heating.

GLAZING

The property benefits from double glazing.

EXTRAS

Fitted carpets, light fittings, curtains, blinds, cooker, washing machine, fridge freezer and tumble dryer are all included in the sale price. The property is being sold as seen.

COUNCIL TAX

The current council tax on this property is Band B. You should be aware that this may be subject to change upon the sale of this property.

SERVICES

The property benefits from mains water and electricity. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Viewing is strictly by appointment. Contact Anderson Shaw & Gilbert part of Ledingham Chalmers on 01463 253911 Monday - Friday 9am until 5pm to arrange an appointment to view.

EMAIL

asgproperty@ledinghamchalmers.com

HSPC REFERENCE

60720