

103 TOWERHILL CRESCENT, CRADLEHALL, INVERNESS IV2 5GZ

Offers Over £145,000



Desirable one bedroom, 4 plex bungalow located in a sought-after suburban area of Inverness

R&R Urquhart LLP



This attractive one bedroom four-plex bungalow should appeal to first time buyers or someone wishing to downsize to a property on the one level.

Situated in a peaceful cul-de-sac with easy access to Inverness city centre, the property benefits from a manageable garden with enjoyable sea views, grass and decking, private parking, and a substantial shed.

Heating is by means of an air source heat pump thereby boosting the energy efficiency of the property. A woodburning stove in the sitting room adds another source of heating.



The property has also been improved in recent years with the addition of a new bathroom, oak doors and the woodburning stove.

The front door leads into a vestibule which in a recess, houses the hot water cylinder and the controls for the air source heating. A door then leads into a pleasant sitting room which faces to the front of the property and accesses the remaining rooms.

The internal kitchen borrows natural daylight from a window to the vestibule, and is fitted with a good range of wood effect wall and base units with a complementing worktop and tiled splashback. Appliances include an integrated oven, hob, extractor hood, washing machine and fridge freezer.

A generous double bedroom with built-in wardrobe (doors removed) sits to the side of the property and takes in stunning views over the Moray Firth and Kessock Bridge.

Finally to complete the accommodation, is a contemporary and sleek bathroom, comprising a white WC, a wash hand basin set in a vanity unit providing excellent storage, and a shower bath with a Mira electric shower over. The walls are lined with durable and attractive wet-wall panels.

Towerhill Crescent is located in the well-established and sought after Cradlehall district of Inverness, and offers a host of amenities close by. There are frequent bus links into the city centre, with a bus stop close by.

Cradlehall Primary School is also near-by with secondary education available at Culloden Academy which has an excellent public sports centre and swimming pool. The University of the Highlands and Islands is also close-by.





Approx. Dimensions

Sitting Room	4.04m x 2.94m
Kitchen	2.79m x 1.84m
Bedroom	3.06m x 2.92m
Bathroom	2.58m x 1.77m

Extras Included

Shed, curtains, oven, hob, washing machine, fridge freezer.

Heating	Air source heating and wood burning stove
---------	---

Double Glazing	uPVC double glazing
----------------	---------------------

Council Tax	Band B
-------------	--------

EPC Rating	Band D
------------	--------

Gas	None
-----	------

Electricity	Mains
-------------	-------

Water	Mains
-------	-------

Drainage	Mains
----------	-------





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.