



9 Birchwood Road, Inverness, IV2 5DW

Offers Over £175,000

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estateagents

Nestled in the well established area of Inches Wood, this charming end terrace house offers a delightful living experience. Boasting two reception rooms, two generous double bedrooms, an attractive kitchen and a well-appointed bathroom with shower, this property is perfect for those seeking comfort and tranquillity.

Built in the late 1980s, this home exudes a timeless appeal with a generous 1,011 sq ft of living space and enjoys a quiet and tucked away situation within the development.

One of the standout features of this residence is the lovely woodland backdrop, offering a picturesque view that is sure to enchant nature lovers. Additionally, the conservatory adds a touch of elegance to the property, providing a perfect spot to unwind and enjoy the surroundings.

Convenience is key with parking available at the front of the house, ensuring hassle-free arrivals and departures. Whether you're a first-time buyer, a small family, or someone looking to downsize, this property offers a warm and inviting atmosphere that is hard to resist.

Don't miss the opportunity to make this house your home and experience the peaceful charm of Birchwood Road. The local schools are Cradlehall and Culloden.

Inverness Shopping Park is less than 2 miles and the city centre is only 3 miles distant and within easy reach.

#### Entrance Vestibule

A part glazed door with side panel opens into the Vestibule. Cloak cupboard. Ceiling light and tiled floor. Glazed door to :-

#### Hallway

Well presented Hallway with staircase to the upper floor. Cupboard. Ceiling spotlight, panel heater and wood effect vinyl flooring. Doors to the Kitchen and Lounge.

#### Kitchen

Lovely modern fitted kitchen with full range of fitted units with co-ordinating work surfaces and upstands, sink and drainer. Front facing picture windows bringing in lovely natural light. Integral oven and electric hob with extractor hood above. Plenty of room for all the usual kitchen appliances. 2 sets of 4 way spotlights and wood effect vinyl flooring.





### Lounge and Dining Room

Generous-sized Lounge with 3 feature display alcoves along with a dining area. Central ceiling light with fan, panel heater and carpet. Double Patio doors to the :-

### Conservatory

A great addition to the property is the elevated Conservatory with windows all round on 3 low height brick walls. Door to external steps which lead down to the rear garden.

### Upper Landing

Upper landing with cupboard. 3 way ceiling light and cupboard. Doors off to the 2 bedrooms and bathroom. Hatch to loft space - which is partially floored with light.

### Bedroom 1

Generous rear facing "L" double bedroom with attractive outlook over the woodland beyond. Excellent area of dressing and clothes storage. Two matching ceiling lights, panel heater and carpet.

### Bedroom 2

Second generous double bedroom. Front facing with ceiling light, panel heater and carpet.

### Bathroom

Bright bathroom with suite comprising bath, wc and wash hand basin. Electric Triton Cara fitted over the bath with shower screen in place. Tiling around the wet areas and tiled display shelf. High level front facing window. Triple spotlight, downlight, and wall mounted electric heater. Vinyl flooring.

### Garden

The property is complimented by a neat and well presented garden. The front has a parking space and pathway to the front door along with timber shed. Gated pathway down the side of the house to the low maintenance enclosed rear garden. Stone shed and storage under the Conservatory.

### Fixtures and Fittings

The fitted floor coverings, blinds and light fittings will be included in the sale price along with the integral electric hob and extractor hood and the integral oven.

### Home Report

The Home Report Valuation as at July 2024 is £175,000, Council Tax Band B and EPI rating is E.



The Highland capital of Inverness provides a vast array of commercial, educational, retail and service facilities, together with a mainline railway station. Inverness airport offers regular domestic and European flights. The nearby A9 gives access to both the north and south.

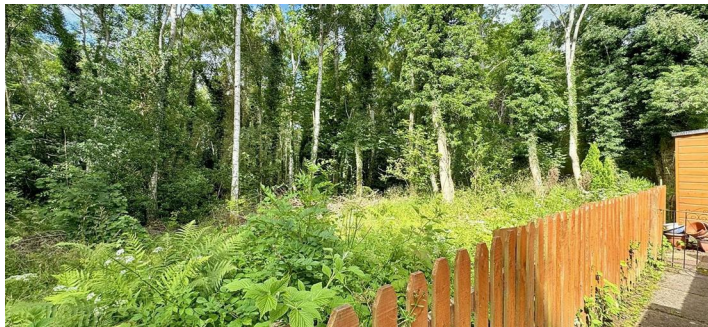
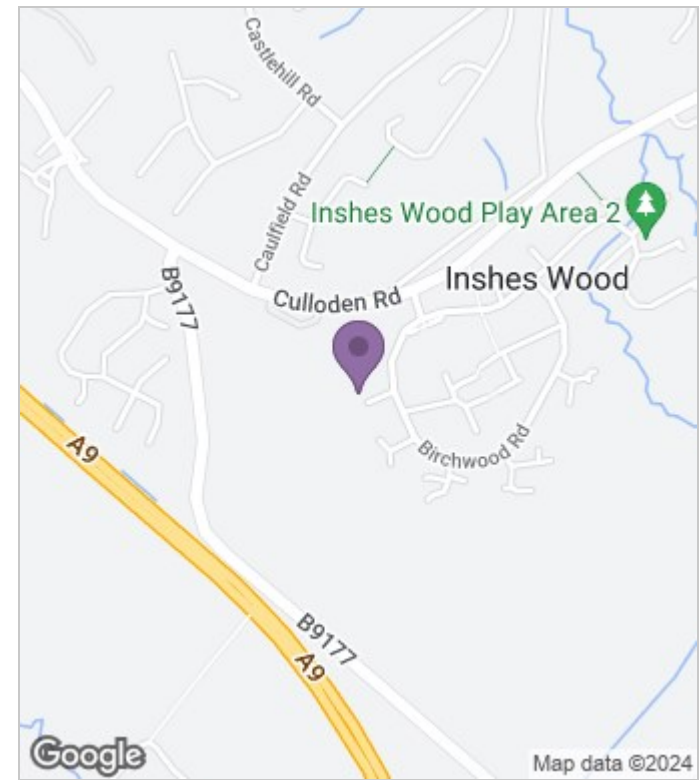
Approx Gross Internal Area  
90 sq m / 970 sq ft



Ground Floor  
Approx 52 sq m / 559 sq ft

First Floor  
Approx 38 sq m / 410 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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