



Closing Date Tuesday 18th of February 12 Noon

4 MERLIN CRESCENT
INVERNESS, IV2 3TE

£230,000
FREEHOLD



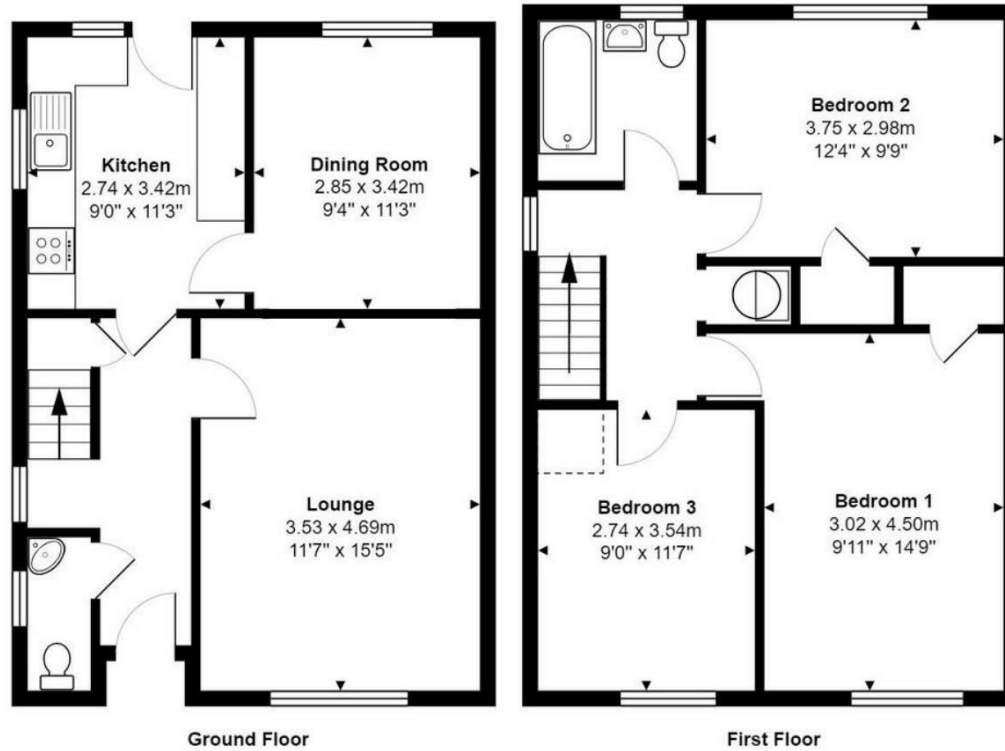
Nestled in the charming area of Merlin Crescent, Inverness, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests.

In summary, this semi-detached house on Merlin Crescent is a wonderful opportunity for those looking to settle in Inverness. With its appealing features and welcoming atmosphere, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.



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 your local property experts

4 Merlin Crescent



All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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