



28 Telford Street, INVERNESS, IV3 5LB

Offers Around £295,000

REF: 60468





description

This ten bedroom property offers a unique opportunity to purchaser a large extremely versatile dwelling, which is within walking distance of the City Centre and a host of excellent facilities. Laid out over four floors, along with a basement, the property currently benefits from double glazing, gas fired central heating, private parking and has in the past been run as a successful B&B. The Property has an up to date fire alarm with fire doors to first two floors and a further fire door leading to the upper floors.

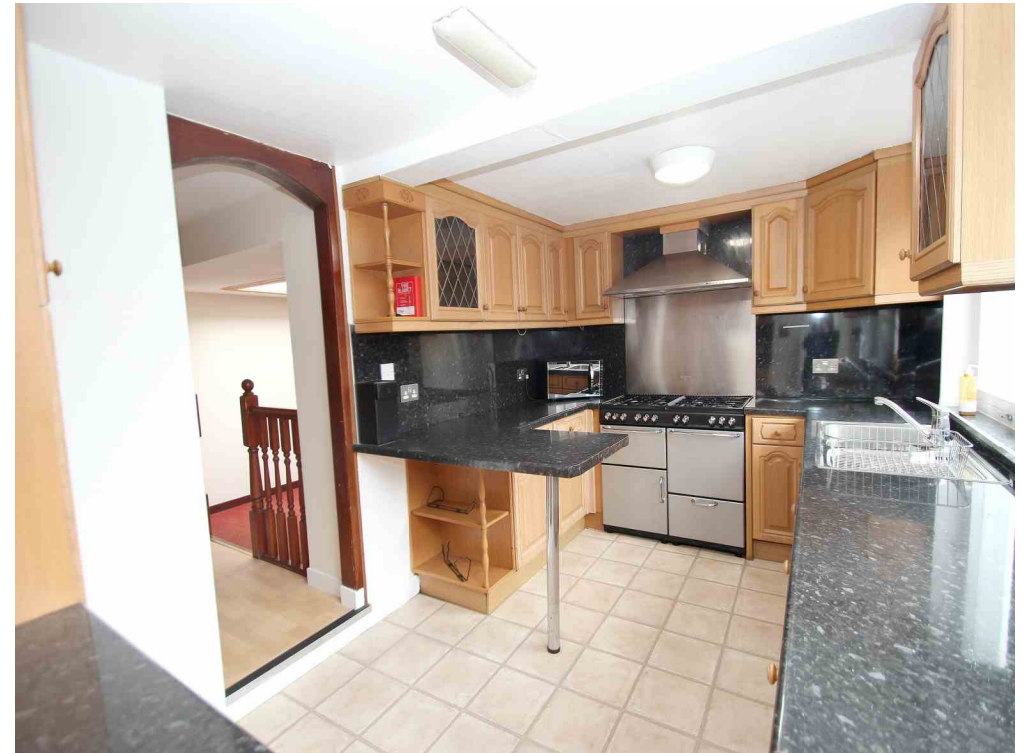
Only by viewing can you fully appreciate the extent of the living space and potential this property has to offer along with the convenient location.

The accommodation consists of: on the ground floor, a well appointed kitchen with a selection of base and wall mounted units, breakfast bar, integrated fridge and dishwasher, Range style cooker with an 8 gas ring hob and gas and electric combi ovens; dining room/family room with store cupboard; further public room/Bedroom 1; cloakroom; hallway and entrance vestibule; front facing lounge with a gas fire set in an ornamental surround; stairs lead to the basement, an ideal games room. On the first floor is the utility room with sink unit and space for washing machine and tumble dryer, two shower rooms, both with WC, wash hand basin and mains fed showers, three bedrooms all with fitted storage and wash hand basin set in vanity unit. On the second floor is a toilet and three bedrooms, all with fitted storage and wash hand basin. On the third floor is a further toilet and three bedrooms again all with fitted storage.

A garden area to the front of the property is mainly laid to gravel while to the rear is a large parking area and store shed.

The property is within very easy walking distance of a range of excellent facilities including a supermarket, takeaway and selection of retail outlets. A regular bus service to the City Centre is also routed next to the property. Education is provided at Central Primary School or Inverness High School, both of which are within walking distance.

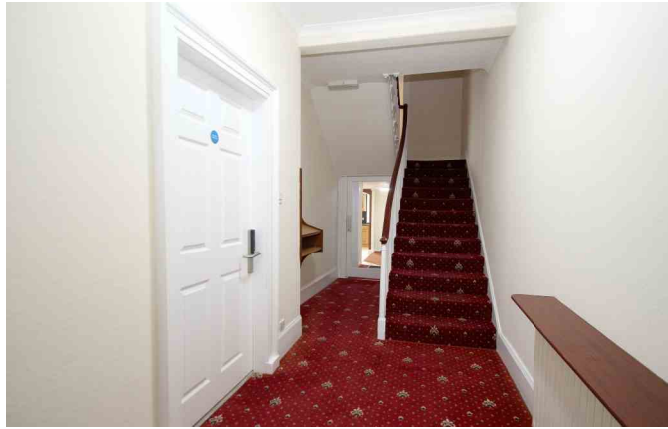
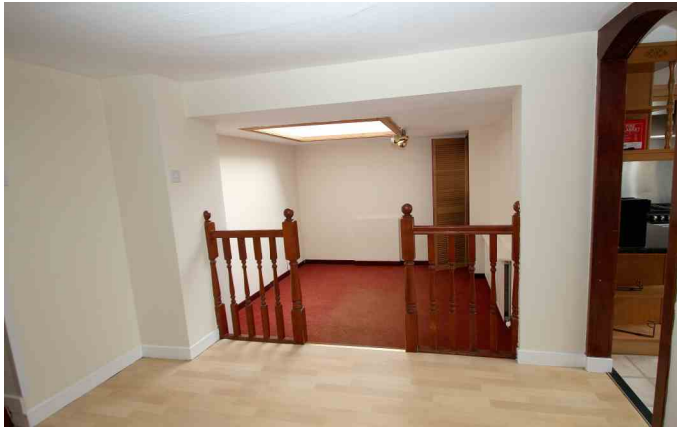
Inverness City Centre, also a very short distance away, offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Kitchen	4.15m x 2.62m (13'6 x 8'6)
Dining/Family	6.00m x 3.73m (19'8 x 12'3)
Lounge	4.41m x 4.28m (14'6 x 14'0)
Public Room	3.82m x 3.80m (12'6 x 12'6)
Bedroom 1	4.78m x 2.53m (15'8 x 8'3)
Bedroom 2	4.74m x 2.86m (15'7 x 9'5)
Bedroom 3	3.03m x 2.75m (9'11 x 9'0)
Bedroom 4	4.26m x 3.93m (14'0 x 12'11)
Bedroom 5	4.73m x 3.09m (15'6 x 10'2)

Bedroom 6	3.24m x 2.06m (10'8 x 6'9)
Bedroom 7	2.90m x 2.85m (9'6 x 9'3)
Bedroom 8	2.91m x 2.56m (9'6 x 8'5)
Bedroom 9	3.10m x 2.19m (10'2 x 7'2)
Shower 1	2.07m x 0.98m (6'9 x 3'3)
Shower 2	1.99m x 1.90m (6'6 x 6'3)
Utility	3.11m x 1.76m (10'2 x 5'9)
Cloakroom	1.43m x 0.99m (4'8 x 3'3)
Cellar	5.59m x 3.94m (18'3 x 12'11)







General

All floor coverings, light fittings, blinds, and fridge are included in the asking price.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band E

EPC Rating

E

Post Code

IV3 5LB

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

GRM/JD/CLAR0049/16

Price

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Directions

From Inverness City Centre follow signs for A82 over Friar's Bridge. At the Telford roundabout take the 4th exit onto Telford Street. Take the 2nd on your right and then 1st right into the parking space behind the building. The property is at the end of the terrace on your right.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



