



64 Glenshiel Place, INVERNESS, IV2 4PU

Offers Over £135,000

REF: 60970





This end terrace, two-bedroom property is in a predominately residential area of the City, close to excellent facilities and within very easy reach of the City Centre, the UHI Campus and Raigmore Hospital. In good condition throughout, the property benefits from double glazing and gas fired central heating. With ample storage and well-proportioned rooms, this property represents an ideal home for a young family or first-time buyer.

Viewing is highly recommended to fully appreciate the accommodation on offer and convenient location.

The accommodation consists of; an entrance hallway with large walk-in storage cupboard; a double aspect lounge with dining area; a well-appointed kitchen with a good selection of base and wall mounted units, free standing electric cooker, washing machine, dish washer, fridge/freezer and door giving access to the rear garden. On the upper floor are two generous double bedrooms, both with fitted storage and family bathroom comprising a three-piece suite with electric powered shower over the bath.

The garden area to the front of the property is mainly laid to lawn with some mature shrubs, while the fully enclosed rear garden is laid to lawn with a rotary clothes dryer and garden shed. There is ample communal parking to the rear and side of the property for both residents and visitors.

The property is within easy walking distance of local facilities which cater adequately for daily requirements and include a general store, chemist, hair salon, bar/restaurant and takeaway. A regular bus service to and from Inverness City Centre is routed close by. Education is provided at Hilton Primary School or Inverness Royal Academy, both of which are within easy walking distance.

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

Hall **2.22m x 1.32m (7'3 x 4'3)**

Kitchen **3.52m x 3.09m (11'6 x 10'2)**

Lounge/Diner **6.34m x 3.21m (20'9 x 10'6)**

Bedroom 1 **4.54m x 2.96m (14'11 x 9'9)**

Bedroom 2 **3.43m x 3.33m (11'3 x 10'11)**

Bathroom **1.99m x 1.61m (6'6 x 5'3)**



General

All floor coverings, light fittings, curtains, blinds and white goods are included in the asking price.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band B

EPC Rating

D

Post Code

IV2 4PU

Entry

By mutual agreement.

Viewing

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

Reference

JD/PFM/DONA1536/1

Price

Offers Over £135,000

Directions

From Inverness City, take Castle Street turning left onto Old Edinburgh Road. Continue along until you reach the traffic lights next to Dow's Bar and Diner. Turn right and then second right again onto Oldtown Road, then first on your right into Glenshiel Place. At the T-junction, the property is directly in front of you.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

