

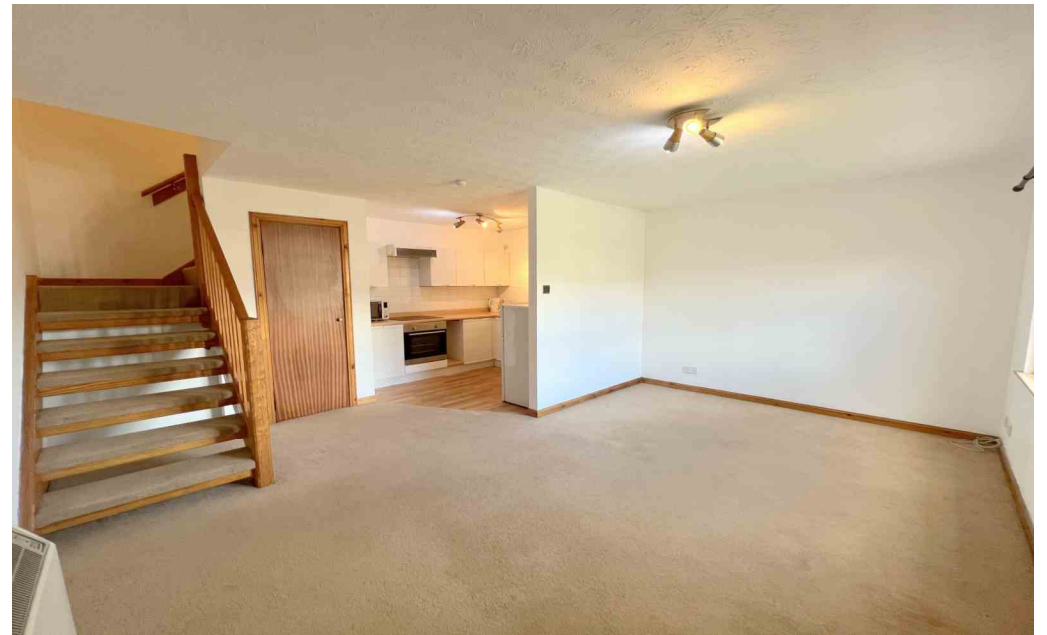


41 Towerhill Crescent, INVERNESS, IV2 5GZ

Offers Over £145,000

REF: 61007





This spacious, two-bedroom property is located in the highly popular Cradlehall area of the city, close to excellent facilities and within easy reach of the city centre and Inverness airport. Offering bright and well-proportioned accommodation, the property benefits from double glazing and electric heating. The property represents an ideal purchase for the first-time buyer but equally has excellent letting potential given its convenient location. Viewing is highly recommended to fully appreciate this delightful, well-presented property.

The accommodation consists of: an entrance vestibule with large storage cupboard; a bright, front facing lounge with fitted storage cupboard and stairs leading to the upper floor; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, washing machine, fridge freezer and integrated electric oven, hob and extractor.

On the upper floor: landing giving access to the attic; two bedrooms, both with fitted storage and family bathroom comprising a wash hand basin, wc and bath with electric powered shower over.

The property comes with a garden area to the front which is mainly laid to lawn along with a small, gravelled area. There is a parking area to the side of the property providing ample parking for residents and visitors alike.

The property is within easy walking distance of facilities at nearby Cradlehall Shopping Centre, which include a general store, bakers, dentists, hair salon and nursery. A regular bus service to the City Centre and the UHI is routed close by.

Inverness, the main business and commercial centre in the Highlands, is a very short commute away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the south and beyond.

Hall	2.06m x 1.22m (6'9 x 4'0)
Kitchen	2.58m x 2.45m (8'6 x 8'0)
Lounge	4.75m x 4.31m (15'6 x 14'2)
Upper Landing	2.06m x 0.94m (6'9 x 3'0)

Bedroom 1	2.76m x 2.07m (9'0 x 6'9)
Bedroom 2	3.16m x 1.96m (10'3 x 6'5)
Bathroom	1.78m x 1.70m (5'9 x 5'6)



General

All floor coverings, light fittings, curtains, blinds, washing machine, fridge freezer and integrated appliances are included in the asking price.

Services

Mains water, drainage and electricity.

Council Tax

Council Tax Band C

EPC Rating

D

Post Code

IV2 5GZ

Entry

By mutual agreement.

Viewing

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

Reference

LB/EB/THOR36/3

Price

Offers Over £145,000

Directions

From Inverness city, take A9 and turn left for Culloden Road. Pass Simpsons Garden Centre on your right hand side and at the next set of traffic lights, turn left onto Caulfield Road. Continue along this road until you turn left into Towerhill Crescent. Take the first left and the property is further along on your left hand side.

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

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

