



82B Fairfield Road, INVERNESS, IV3 5LH

Offers Over £220,000

REF: 61130





This delightful, two-bedroom, ground floor apartment enjoys a central position in the popular Fairfield Road area of Inverness, within easy walking distance of excellent facilities and the City Centre. Finished to a very high standard throughout, the property boasts traditional features such as high ceilings and deep skirtings and benefits from a security entry system, gas fired central heating and double glazing. Offering bright and spacious accommodation, this property represents an ideal purchase for young professionals but also has excellent letting potential given its convenient location. Viewing is highly recommended to fully appreciate this attractive apartment and convenient location.

The apartment is reached via a communal entrance which is maintained to a very high standard. The accommodation consists of: a welcoming hall with large storage cupboard; a double aspect, open plan lounge/kitchen; the well-appointed kitchen has a good selection of base and wall mounted units, complementary worktops and splashback, under cabinet and plinth lighting, integrated electric double oven, gas hob, extractor fan, fridge freezer, washing machine and breakfast bar providing space for informal dining; the front facing lounge area is bright and airy with a large window allowing the room to flood with natural light; a spacious master bedroom with two double mirrored wardrobes; a further double bedroom with double mirror wardrobe; a generous, partially tiled bathroom comprising a large walk-in mains powered shower, free standing bath, double countertop vanity unit with storage and WC.

The immaculate gardens which surround the property are mainly laid to lawn with a lovely selection of mature trees. The apartment benefits from an allocated parking space with additional parking available for visitors.

The property is within very easy reach of a general store which caters adequately for daily requirements and is within easy walking distance of Telford Retail Park which offers excellent facilities including supermarkets, takeaway establishments, retail stores, vets, café, trampoline park and furniture stores. The Caledonian Canal is also a short walk away. Education is provided at Central Primary or Inverness High School, both of which are within easy walking distance. Additional amenities close by include Eden Court Theatre, the Aquadome, Bught Park and a good selection of bars/restaurants.

Inverness City Centre, a very short walk across the River Ness, offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Hall **8.88m x 1.09m (29'2 x 3'6)**
Kitchen/Lounge **5.33m x 4.12m (17'6 x 13'6)**
Master Bedroom **3.62m x 3.44m (11'11 x 11'3)**

Bedroom 2 **4.08m x 2.80m (13'5 x 9'2)**
Bathroom **3.92m x 2.08m (12'9 x 6'9)**



General

All floor coverings, light fittings, curtains, blinds and integrated appliances are included in the asking price. Some items of furniture may be made available at separate negotiation.

Services

Mains gas, electricity, water and drainage. Factoring fees are approx. £92 per month.

Council Tax

Council Tax Band D

EPC Rating

C

Post Code

IV3 5LH

Entry

By mutual agreement.

Viewing

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

Reference

LB/EB/MIDD11/8

Price

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Directions

From Inverness City, take Kenneth Street heading towards the A82. At the traffic lights halfway along Kenneth Street, turn right into Fairfield Road. Continue along this road, turning right just before the right hand turn into Dunain Road. The property is in the apartment block on your right-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.

