



**Harper
Macleod LLP**
Estate Agents & Solicitors



51 Towerhill Crescent, Inverness, IV2 5GZ

Offers over £150,000

Excellent opportunity for a first-time buyer to purchase a two bedroom two storey villa situated in the popular Cradlehall area of Inverness, within a fourplex block, enjoying amazing views from the lounge and bedrooms over rooftops of the City, Kessock Bridge, Moray Firth and the Black Isle beyond.

The home benefits from solar photovoltaic panels, a Samsung heat pump and a EV charging point.

The accommodation on the ground floor comprises an entrance vestibule, lounge/dining area and kitchen. On the first floor there are two bedrooms and bathroom off the landing.

This is a fabulous location within walking distance of Cradlehall Primary School, Nursery, Co-op, takeaway, baker, beauty salon, hairdresser and Dental Surgery. It is also conveniently located for the Inverness Campus of the UHI. Secondary pupils attend Culloden Academy.

The Inshes Retail Park is nearby and there is a regular bus service to and from the City Centre, which offers an extensive range of retail, leisure and business facilities. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Entrance vestibule

2.06m x 1.16m

Double storage cupboard, housing the electrics, with sliding doors. Dado rail. Carpet.

Lounge/dining area

4.76m x 2.80m x 4.30m

Window to front enjoying the panoramic views across the City towards the Moray Firth and Black Isle beyond. Door to kitchen and staircase to first floor. Understairs storage cupboard. Dado rail. T.V. point. Smoke alarm. Carpet.

Kitchen

2.44m x 2.60m

Window to side. Wall and base units with worktop and tiling. Stainless steel sink with left hand drainer. Integrated Indesit ceramic hob, Hisense electric oven and extractor. Zanussi washing machine. Fridge/freezer. Strip light. Heat alarm. Wall heater. Laminate flooring.

Landing

0.88m x 2.50m

Doors to two bedrooms and bathroom. Hatch to roof space. Smoke alarm. Dado rail. Carpet.

Bathroom

1.80m x 1.70m

WC, pedestal wash hand basin and bath with Triton Enrich electric shower above, shower curtain and rail. Tiling to walls around bath. Shaver light and socket. Wall mirror. Extractor. Vinyl flooring.

Bedroom 1

2.70m x 2.76m

Window to front. Double mirrored wardrobes. Carpet.

Bedroom 2

3.15m x 1.906m x 0.64m x 0.91m

Window to front. Recessed wardrobe with hanging rails. Carpet.

Outbuildings

Garden shed

Garden ground

There is a communal path leading to number 51 which is at the rear of the fourplex.

The garden ground is mainly laid to lawn with a sloped shrub garden. The property benefits from panoramic views over the City towards the Moray Firth and Black Isle beyond.

There is an allocated parking space in the car park.

Extras

All fitted floor coverings washing machine and fridge/freezer are included in the sale price.

Heating and glazing

Space heating via Samsung heat pump. Double glazing. Solar photovoltaic panels.

Services

Mains electricity, water and drainage. EV charging point.

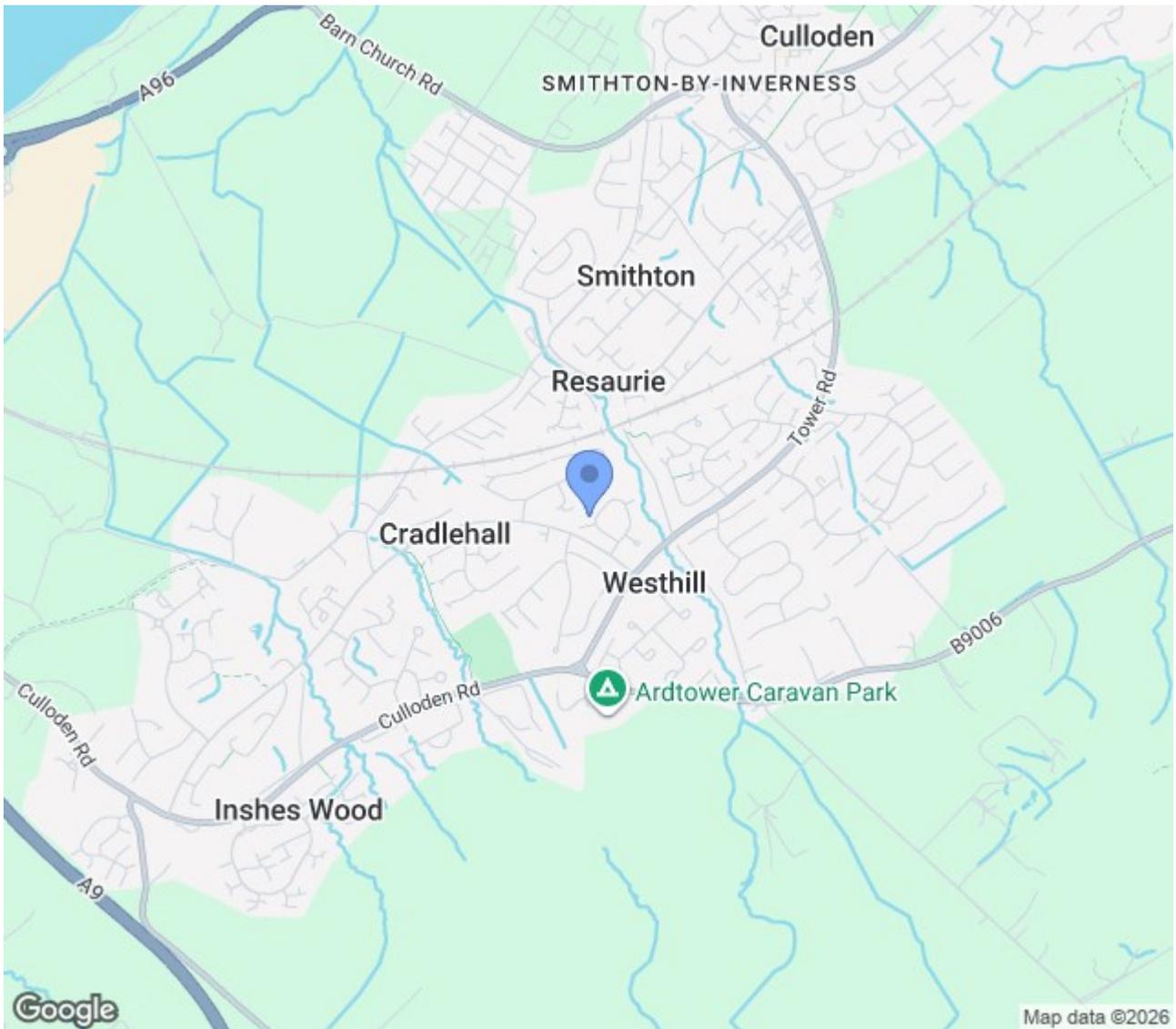
EPC Rating C

Council Tax Band C

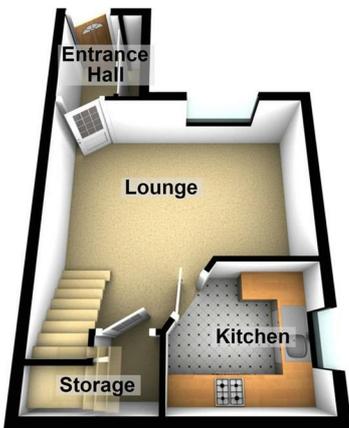




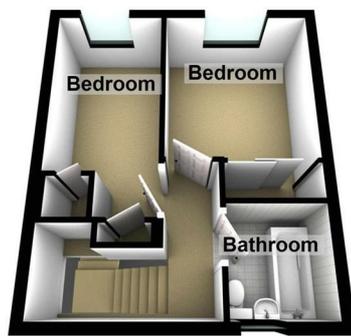
Area Map



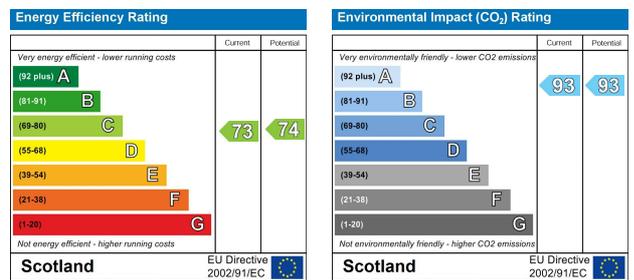
Ground Floor



First Floor



Energy Efficiency Graph



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