

141 Morvich Way, Hilton, Inverness, IV2 4PH

Offers Over
£160,000







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- Spacious Two-Bedroom End-Terraced Property
- Situated in the Popular Hilton Area of Inverness
- Ideal First-Time Purchase or Buy-to-Let Investment
- New Air Source Central Heating System and Solar Panels
- Bright and Spacious Lounge/Diner
- Two Generous Double Bedrooms and Family Bathroom
- Well-Equipped Kitchen with Integrated Appliances
- Low-Maintenance Front and Rear Gardens



Fantastic opportunity to purchase this spacious two-bedroom end-terraced property, situated in the popular Hilton area of Inverness. Offering well-proportioned accommodation and low-maintenance gardens, this property would make an ideal home for first-time buyers, as well as an excellent investment opportunity. The property has recently benefited from the installation of a new electric air source central heating system, double glazing and solar panels. The accommodation comprises a spacious lounge/diner, offering plenty of room for relaxing and entertaining, with space for a dining table and chairs. French doors from the lounge/diner provide access to the rear garden, allowing plenty of natural light to flood the room and creating a lovely connection between indoor and outdoor living. The kitchen provides ample worktop and storage space and is fitted with an integrated oven, induction hob and extractor fan. A freestanding fridge/freezer and washing machine are also included in the sale. There are two generous double bedrooms, one with fitted wardrobes and the other a useful storage cupboard. Further storage is available from a large cupboard in the downstairs hallway. Completing the accommodation is the bathroom, fitted with a shower over the bath. Externally, the property benefits from enclosed front and rear gardens, both designed for easy maintenance. The front garden is laid with stone chippings, while the fully paved rear garden includes a useful outdoor storage unit. There is also ample communal parking available for both residents and visitors.

Lounge/Diner
7'7" x 20'11" (2.32 x 6.38)

Kitchen
11'8" x 10'2" (3.58 x 3.10)

Bedroom 1
14'7" x 9'9" (4.46 x 2.98)

Bedroom 2
11'4" x 10'11" (3.46 x 3.35)

Bathroom
6'6" x 5'6" (1.99 x 1.68)

Location: Hilton is an established residential area with excellent local amenities and services. Morvich Way is close to the local bus route with regular bus service to and from the city centre and surrounding areas. Its close proximity to Culduthel Road and the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inverness UHI campus, Inshes Retail Park and Beechwood Business Park. Local amenities include Nippynaga Indian takeaway, chemist, general store and hairdressing salon. Additional amenities and facilities are located a short drive away at Inshes Retail Park, which include two supermarkets, chemist, cafes, post office and petrol station, garden store, gym, drive thru and Playzone/nursery. Primary schooling is available at the popular Hilton Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven, extractor, freestanding fridge/freezer and washing machine.

Services: Electric air source heating, electricity, water and drainage. Telephone and fibre broadband.

Council Tax: Band B

Tenure: Freehold.

Floor Area: 70m2

Entry: By mutual agreement.

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.




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every little
bit
of
thing









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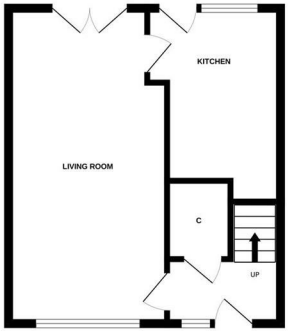
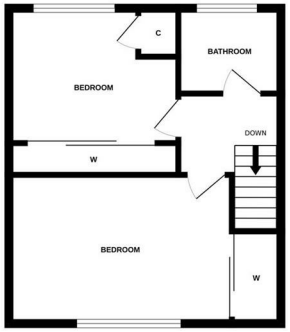
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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