



PETER MURPHY & Co
ESTATE AGENTS



4 Telford Gardens, Inverness, IV3 5LG

Offers Over £165,000

Nestled in the charming Telford Gardens of Inverness, this immaculate mid-terrace villa offers a delightful living experience. The property has been well-maintained and is presented in walk-in condition, making it an ideal choice for those seeking a home that is ready to enjoy from day one.

The well-proportioned reception room serves as a welcoming area for both family gatherings and entertaining guests. The house also boasts two generously sized double bedrooms, a modern shower room and well appointed kitchen/dining room. The layout is practical and functional, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the large driveway at the front, offering convenient off-street parking. Additionally, the spacious garden to the rear presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air.

This home strikes a perfect balance between comfort and manageability. Its location in Inverness provides easy access to local amenities, schools, and transport links, making it a desirable spot for families and professionals alike.

In summary, this two-bedroom house in Telford Gardens is a fantastic opportunity for anyone looking to settle in a well-connected and picturesque area. With its immaculate condition and appealing features, it is sure to attract interest from a variety of buyers.

ENTRANCE HALLWAY

External door opens to the entrance hallway. Provides access to the lounge and staircase to upper floor.

LOUNGE

The bright and welcoming lounge has a large picture window to front, ensuring plenty natural light reaches this comfortable living space.



KITCHEN/DINING ROOM

The well appointed kitchen has a good selection of wall and base units with contrasting worktops. Ample space for formal dining. Window to rear and door to rear porch.



REAR PORCH

Provides access to understairs storage cupboard. Door to rear garden.

BEDROOM 1

This double bedroom has a large storage cupboard and window to front.



BEDROOM 2

This double bedroom has a window overlooking the rear garden.



SHOWER ROOM

The shower room includes wc, wash hand basin and shower enclosure with electric shower



FRONT GARDEN/DRIVEWAY

The front garden is laid with gravel and offers ample off street parking.



REAR GARDEN

The extensive rear garden is mainly laid to lawn. There is a large area of paving, covered by a quality Gazebo for outside entertaining and relaxing. Small garden shed and larger shed with power and light included.



REAR ELEVATION



LOCATION

Telford Gardens is conveniently located close to Inverness City Centre, the River Ness and the Caledonian Canal. Primary and secondary schooling are within walking distance and the property is well-placed for access to the Ness Islands, the Aquadome and Eden Court Theatre. A comprehensive range of

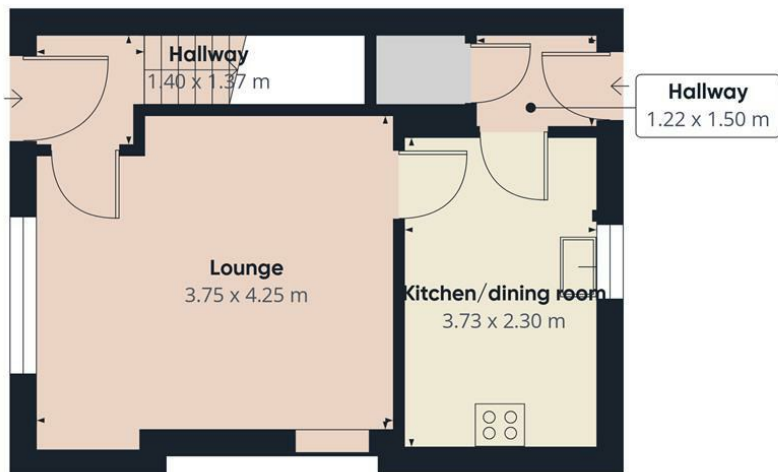
amenities can be found in the city centre associated with city living including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

MISCELLANEOUS INFORMATION

Tenure - Freehold
Council tax - Band B

DISCLAIMER

Please note this property is 'Sold as seen', without any warranties or guarantees etc. We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



Ground Floor



Floor 1



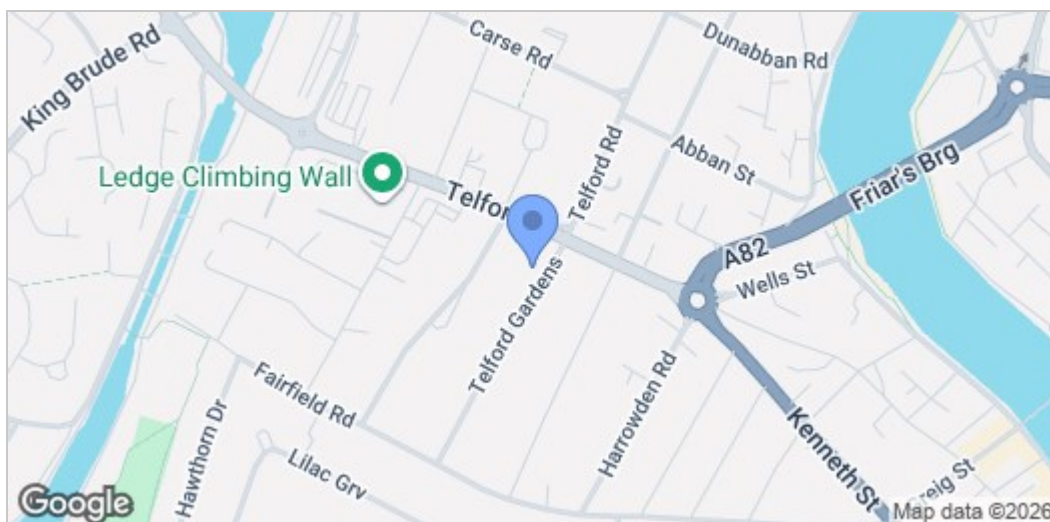
Approximate total area⁽¹⁾
60.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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