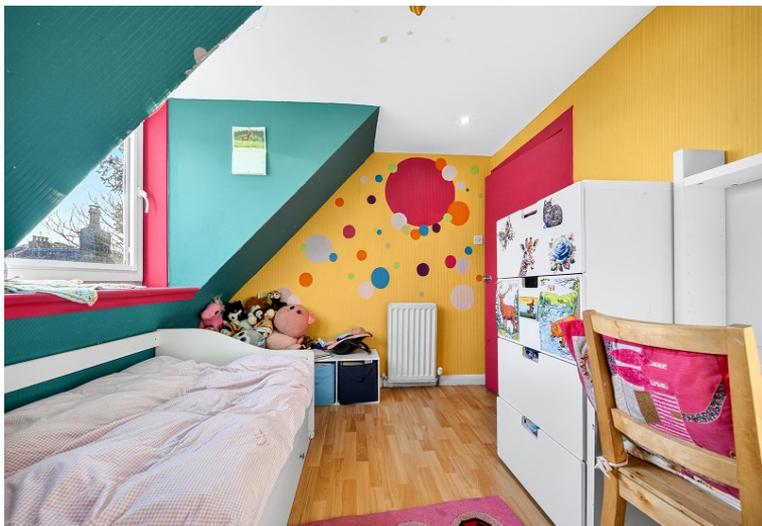


Madras Cottage, 8 Telford Avenue

Merkinch, Inverness, IV3 8HT



Offers Over £200,000





Overview

- Spacious 3 bedroom semi detached cottage
- Ideally located for city centre amenities
- Fantastic first time buy, investment or family home
- Lounge, kitchen/diner, 3 bedrooms, family bathroom
- Enclosed rear garden with decking area
- EPC Band D



Description

An excellent opportunity to purchase this three bedroom semi-detached home, ideally situated in a central location on the west side of the River Ness. Offering bright and comfortable accommodation throughout, this property is well suited to first time buyers, families, and investors alike. The spacious lounge benefits from a large front facing window that floods the room with natural light and features a charming log burner as a focal point, while also offering ample space for a dining table and chairs. The newly fitted kitchen is equipped with integrated appliances including an oven, extractor fan, induction hob, microwave, dishwasher, and fridge/freezer with additional space for a washing machine and features a stylish breakfast bar that enhances both functionality and social space. The property offers practical storage, including two hall cupboards on the ground floor. The modern family bathroom features a shower over the bath. Upstairs, you'll find three well-proportioned bedrooms along with an additional hall cupboard, ensuring plenty of extra storage space. With its excellent location, smart layout and low-maintenance design, this home is an ideal choice for first time buyers, downsizers or anyone looking for a comfortable, move-in-ready property.



Room Dimensions

Lounge (13' 9" x 24' 2") or (4.20m x 7.37m)

Kitchen (12' 9" x 10' 9") or (3.89m x 3.27m)

Bedroom 1 (11' 5" x 9' 4") or (3.48m x 2.85m)

Bedroom 2 (11' 5" x 8' 8") or (3.47m x 2.64m)

Bedroom 3 (9' 0" x 8' 4") or (2.74m x 2.54m)

Bathroom (8' 10" x 7' 11") or (2.68m x 2.42m)





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, microwave fridge/ freezer and dishwasher.

Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Floor Area

92 m2

Tenure

Freehold.

Council tax

Band D

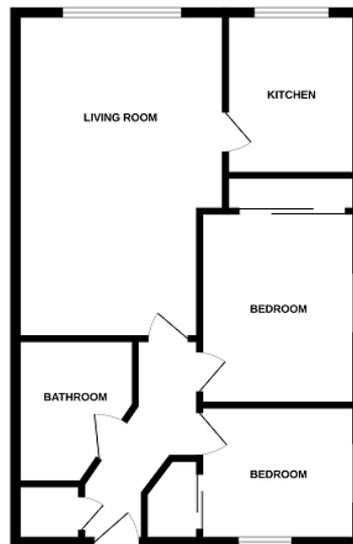
Entry

By mutual agreement.

Viewing

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

GROUND FLOOR



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk

www.tailormademoves.co.uk

