



**Madras Cottage 8  
Telford Avenue,  
Inverness,  
Highland, IV3 8HT**

Offers Over £205,000

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.

EPC Rating: D Council Tax Band: D

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