



**57 Birnie Terrace,
Merkinch,
Inverness, IV3
8QA**

Offers Over £105,000



Superb opportunity to acquire this well presented 2 bedroom maisonette, situated in a central location. Accessed on the first floor, the accommodation is arranged over two levels. The bright lounge offers comfortable living space, while the spacious kitchen is fitted with a good range of units and integrated gas hob, electric oven and extractor, along with a free standing fridge/freezer, washing machine and dishwasher. On the second floor, there are 2 spacious bedrooms, both benefiting from fitted storage, along with a modern bathroom which completes the accommodation. The property further benefits from gas central heating and double glazing throughout. Externally, residents have the use of communal garden space and communal parking. This flat would suit a range of purchasers and early viewing is recommended.

- Well presented 2 bedroom first floor maisonette in central location
- Lounge, kitchen, 2 double bedrooms, modern bathroom
- Ideal for first time buyers or investors alike
- Local amenities and facilities nearby
- Communal garden and communal parking
- EPC band D



Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated appliances include the gas hob, electric oven and extractor. Free standing fridge/freezer, washing machine and dishwasher.

Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Council Tax: A

Floor Area: 839.58 sq ft

Date of Entry: To be mutually agreed

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

The Greenhouse Beechwood
Business Park
Inverness
Highland
IV2 3BL

E:
info@tailormademoves.co.uk
T: 01463 233218

