



INNES & MACKAY

SOLICITORS ESTATE AGENTS NOTARIES



ADDRESS

40 TELFORD STREET, INVERNESS, IV3 5LD

DESCRIPTION

This is a desirable semi detached family home with spacious and modern accommodation laid out over three floors. The property benefits from a driveway to the side providing off street parking and a patio area to the rear. The generous accommodation and convenient location combine to provide a well presented family home. There is double glazing throughout and gas central heating.

COMPRISING

HALLWAY, LOUNGE, KITCHEN, UTILITY, BATHROOM,
THREE BEDROOMS, EN SUITE SHOWER ROOM.
DRIVEWAY, GARDEN. GAS CENTRAL HEATING & DOUBLE GLAZING.

PRICE

FIXED PRICE £175,000

HSPC REF NO

40983

ENQUIRIES

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
TEL: (01463) 251200 FAX: (01463) 716855
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GARDENS

The garden to the front has been laid mainly to gravel and is enclosed by a wall. There is a gate opening to a path which leads to the front door and to the side, double gates open to the driveway where ample parking is found. To the rear of the property there is a secluded patio area which provides space for outside dining.

LOCATION

Telford Street is located approximately 1 mile from Inverness City centre. Locally, the area is a popular, well established residential area with many local amenities within walking distance. Both Primary and Secondary education may be found in Merkinch and also at Dalneigh. Nearby Telford Business park provides a range of shops and there is a Coop Supermarket and Aldi both within walking distance.

HALLWAY

A UPVC double glazed door opens into the bright and spacious hallway where access is given to the lounge, bathroom and kitchen. Stairs with attractive wooden spindles and banister lead to the first and second floors. There is a large under stair cupboard providing good storage space.

LOUNGE

Approx. 4.40m x 4.61m (14'5" x 15'2")

A fifteen pane glass door opens into the well proportioned lounge which is a bright room with good natural light from the front facing window. There is also a feature glass brick window from the lounge to the kitchen. A gas fire with marble hearth and surround with wooden mantle provides a pleasing focal point to the room. The room is finished with laminate flooring.

BATHROOM

Approx. 2.02m x 2.31m (6'8" x 7'7")

Located off the hallway, the bathroom has been furnished with a

modern white suite comprising WC, wash hand basin and corner bath. The room is fully tiled and there are mirrors to ceiling height behind the corner bath. There is a window to the side, extractor fan and shaver point.



KITCHEN/DINING

Approx. 3.71m x 3.46m (12'2" x 11'4")

Located to the rear of the property, a fifteen pane glass door leads into the kitchen. It has been fitted with a good range of floor based units and wall mounted cupboards incorporation glass fronted units for display purposes. There is a complimentary worktop over, tiling behind and a stainless steel sink with drainer. The kitchen is also fitted with an oven, hob and cooker hood along with an integrated fridge. There is ample space for dining. Access is given to the utility area and there is a window to the side and UPVC double glazed door also to the side leading to the patio area outside. Floor tiling extends from the kitchen to the utility area.

UTILITY

Approx. 4.17m x 2.02m (13'8" x 6'8")

This is a generous sized room which has been fitted with floor



based units with space for an automatic washing machine and tumble drier. There is a one and a half bowl stainless steel sink with drainer and a window to the rear. The Combi boiler is wall mounted.

FIRST FLOOR LANDING

This landing has access to the first bedroom to the rear of the property. Stairs lead onto the next split landing where bedroom two is located to the front.



BEDROOM 1

Approx. 3.51m x 2.97m (11'6" x 9'9")

Bedroom one is located to the rear of the property and has window to the side. There is also a double built in wardrobe with mirror fronted sliding doors. The room is carpeted.

SECOND LANDING

The second landing has a window to the front allowing good natural light to flow into the property. Bedroom two is located here.

BEDROOM 2

Approx. 4.34m x 4.00m (14'3" x 13'2")

This is a large, bright bedroom with a window to the front. The room has a triple built in wardrobe with a mirror fronted sliding door. There is a recessed alcove to the side of the wardrobe. The room is carpeted.

THIRD LANDING

A built in storage cupboard is located here and stairs continue to the third bedroom.

BEDROOM 3

Approx. 4.31m x 3.84m (14'2" x 12'7")

This is a third good sized bedroom with a window to the front. There are combed ceilings to the front and the rear and there is access to the en suite shower room. The room is carpeted.



EN SUITE SHOWER ROOM

2.07m x 1.33m (6'9" x 4'4")

The en suite has been furnished with a WC, wash hand basin and shower cubicle housing electric shower. There is a fitted cupboard below the wash hand basin. The room has a window to the front and an extractor fan and is finished with vinyl flooring.





HEATING

Gas central heating

GLAZING

Double glazing

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points

COUNCIL TAX BAND

E

EXTRAS INCLUDED

All fitted carpets, floor coverings, blinds & light fittings. Fitted oven, hob and hood and integrated fridge.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.

