



4 ESK ROAD INVERNESS IV2 4HL

2 bedroom first floor flat

- Spacious accommodation in good decorative order
- Double glazing and central heating
- Lounge
- Kitchen
- 2 bedrooms
- Bathroom

Offers Over £82,500

**Viewing: By telephoning the selling agents on 01463 226232 to
arrange an appointment to view.**

THE PROPERTY

Located in the Hilton district of Inverness this spacious and well proportioned first floor flat is in excellent decorative order throughout and benefits from double glazing and electric central heating. Good storage space. There is a modern fitted kitchen. This would make an ideal purchase for a first time buyer or buy to let.

LOCATION

The flat sits on the corner of Esk Road. There is easy access to the city centre with a regular bus service. Local services include Hilton Village Shopping area, Community Centre and local primary school.

ACCOMMODATION

The front door gives entrance to a communal hallway with stairs up to the front door of the property. This leads into a spacious hallway with an airing cupboard housing hot water tank. Additional storage cupboard. Large walk-in cupboard. Doors off to:-

Lounge 10'10 x 18' [3.30m x 5.49m]
Bright double aspect room with open outlook on one side to a play park.



Kitchen 7' x 11'6" [2.13m x 3.51m]
Newly fitted kitchen with modern floor and wall units. Laminate flooring. Stainless steel sink. Space for cooker. Pine ceiling with spotlights.

Bathroom 5' x 9'6" [1.52m x 2.90]
White three piece suite. Tiled around bath. Instant electric shower with shower screen. Heated towel rail.

Bedroom 1 15' x 18'9" (narrowest) [4.57m x 5.72m]
Window overlooking Cauldeen Road.



Bedroom 2 9'6" x 11'10" [2.90m x 3.61m]
Window overlooking shared garden.

OUTSIDE
There is a shared drying green. Garden shed.

EPC BAND
The property lies within Energy Performance Band D.

COUNCIL TAX
The property lies within Council Tax Band A.

ENTRY
By negotiation.

DIRECTIONS
From the city centre travel along Culduthel Road towards Green Drive. Turn left onto Cauldeen Road and Esk Road is the second on the right.

If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.