



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



4 TELFORD ROAD, INVERNESS, IV3 8HY

This two bedroom converted townhouse consists of immaculately presented accommodation on two floors. This well proportioned property is conveniently located within easy walking distance from to the city center and both primary and secondary schooling. 4 Telford Road would be an ideal purchase for anyone looking for a high quality first time buy or buy to let investment.

SHARED ENTRANCE WITH ONE OTHER PROPERTY, HALL, LOUNGE, KITCHEN/DINER, BATHROOM AND TWO BEDROOMS AND BATHROOM. GAS CENTRAL HEATING. DOUBLE GLAZING.

FIXED PRICE £124,950

HSPC REF. NO. 48312

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
TEL: (01463) 251200 **FAX:** (01463) 243091
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GARDEN

A graveled area to the rear of the building acts as a secure off street car park for residents. This area is enclosed and can be accessed by controlled entry and offers parking for two cars per property within the building.

LOCATION

Telford Road is within easy walking distance of the city centre, primary and secondary schooling and within even closer proximity to various local amenities including Convenience Store, Chemist and Post Office. Also within a short walk from the property is the stop for the No2 bus route which takes you to Raigmore Hospital, Lifescan and the Scottish National Heritage.

SHARED ENTRANCE

The main front doors open to the entrance hall which is shared with one other property. A private door to the right opens to the hall of number 4.

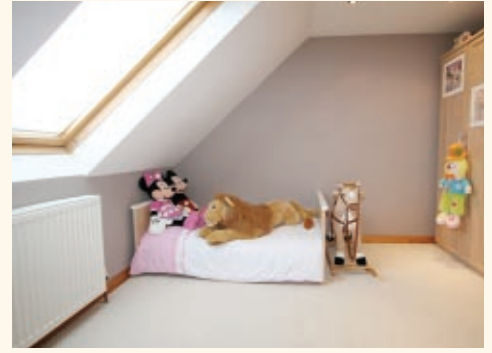
HALLWAY

The hall provides access to the lounge and staircase.

LOUNGE

Approx. 3.78m x 4.22m (12'5" x 13'10")

The carpet floored spacious lounge offers a large degree of natural light via a window to the front elevation. The lounge also benefits from an alcove fitted with shelving and provides access to the kitchen/diner.



KITCHEN/DINER

Approx. 2.64m x 3.18m (8'8" x 10'5")

The fully fitted kitchen comprises a combination of wall mounted and floor based units with worktop over, stainless steel sink and drainer, oven with gas hob and extractor fan above. Space is offered for a fridge/freezer, washing machine and dining furniture. Slate effect laminate flooring and a window to the rear elevation complete the kitchen.

BEDROOM 1

Approx. 3.61m x 3.20m (11'10" x 10'6")

Bedroom one acts as the master and is a bright and spacious double bedroom which is floored with carpet and enjoys a good sized window to the front elevation.

BEDROOM 2

Approx. 2.84m x 3.18m (9'4" x 10'5")

This bedroom is floored with carpet and has a large Velux window providing a large degree of natural light.

BATHROOM

Approx. 1.73m x 3.18m (5'8" x 10'5")

The modern and contemporary bathroom suite comprises slate tiled flooring, a corner bath with mains shower over, wash hand basin with Wenge dark wood unit beneath, WC and window to the front elevation. A matching Wenge dark wood unit and large mirror are also included within the sale.

HEATING

Gas Central Heating



GLAZING

Double Glazing

SERVICES

Mains water, gas, electricity, television (including wiring for Sky TV) and telephone points (broadband available).

COUNCIL TAX BAND

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EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fixtures. Further items may be included by further negotiation.

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.