



42 Tomnahurich Street, INVERNESS, IV3 5DD

Fixed Price £166,500

REF: 60336





This deceptively spacious, mid-terraced, 4 bedroom property is located in the heart of Inverness City Centre, within walking distance to excellent facilities and amenities. The property benefits from electric heating, double glazing and a generous garden to the rear. With well-proportioned rooms this property represents an ideal purchase for a family home or equally as a B&B, given its location.

Viewing is highly recommended to fully appreciate the extent of the living space on offer and the truly convenient location in the City Centre.

The accommodation consists of: an entrance vestibule; hallway with storage cupboard; spacious front facing lounge with electric fire and built-in display cabinet; an additional reception room, which could be utilised as a family room or formal dining room, with electric fire; an office/study; a well-proportioned kitchen with base and wall units, sink and drainer, electric cooker, washing machine, tumble dryer, undercounter fridge and freezer with external access to the rear garden; bathroom comprising a bath with electric shower over, WC and wash-hand basin set in a vanity unit.

On the upper floor is: landing; four bedrooms, one complete with built-in storage.

The fully enclosed garden to the rear of the property is laid to a combination of paving and gravel, with a selection of trees, shrubs, plants and bushes. A decked area provides an ideal space for al-fresco dining. The property also benefits from a shed. Permit parking is available to the front of the property.

The property is within close proximity of a supermarket, takeaway establishments, bars, restaurants and baker's, with a host of other facilities available close by. The River Ness is close by with its many charming island walks, as is the nearby Caledonian Canal. The property is also conveniently located for Inverness Leisure Centre and Eden Court Theatre. Primary education is provided at Central Primary School and Secondary education is provided at Inverness High School, both within walking distance.

The property is within walking distance to the City Centre, which offers excellent shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Porch	1.20m x 0.96m (3'11 x 3'2)
Hallway	6.69m x 1.00m (21'11 x 3'3)
Kitchen	3.04m x 2.90m (10'0 x 9'6)
Dining Room/Office	2.91m x 1.79m (9'6 x 5'9)
Lounge/Sitting Room	4.18m x 3.46m (13'9 x 11'3)
Lounge/Family Room	4.09m x 3.76m (13'5 x 12'3)

Bedroom	2.97m x 2.27m (9'9 x 7'5)
Bedroom	4.37m x 2.63m (14'3 x 8'8)
Bedroom	3.67m x 3.44m (12'0 x 11'3)
Bedroom	2.37m x 2.29m (7'9 x 7'6)
Bathroom	2.20m x 1.72m (7'3 x 5'8)



General

All floor coverings, light fittings, curtains, blinds, two electric fires, electric cooker, washing machine, tumble dryer, undercounter fridge, undercounter freezer and shed are included in the asking price.

Services

Mains water, electric and drainage.

Council Tax

Council Tax Band C

EPC Rating

F

Post Code

IV3 5DD

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

GRM/EB/FRAS809/2

Price

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Directions

From Inverness City Centre follow signs for A82. At the Telford roundabout take the 2nd exit onto Kenneth Street, turn right at the traffic lights onto Tomnahurich Street. The property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

