



74 Dell Road, INVERNESS, IV2 4TX

Fixed Price £139,000

REF: 60600





This three bedroom, end terraced property is located in the Hilton area of the City, close to excellent facilities and within easy reach of the City Centre, the Highlands & Islands University Campus and Raigmore Hospital. The property benefits from gas fired central heating and off-street parking. With ample storage and well-proportioned rooms, this property represents an ideal home for a young family or first time buyer.

Viewing is highly recommended to fully appreciate the potential this property has to offer and convenient location on offer.

The accommodation consists of: a hallway with under stair storage/office space; a front facing lounge with a living flame gas fire providing a welcoming focal point; kitchen with a selection of base and wall mounted units, free standing gas cooker, washing machine, fridge freezer, store cupboard; rear hallway with store cupboard and door giving access to; bathroom comprising a three piece in white with electric shower over the bath. On the upper floor are three good sized bedrooms.

The garden to the front of the property is mainly laid to grass with a rose boarder while the rear garden is also laid to grass with a paved patio area and garden shed. A driveway to the side of the property provides ample off-street parking

Facilities within very easy walking distance can be found at Hilton Shopping Centre and include a general store and takeaway. A regular bus service to Inverness City Centre is also routed close by. Education is provided at Hilton Primary School or Inverness Royal Academy, both of which are within easy walking distance.

Inverness City, a very short commute away, offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Hall	4.91m x 1.97m (16'0 x 6'6)	Bedroom 2	3.56m x 3.51m (11'8 x 11'6)
Kitchen	3.37m x 2.71m (11'0 x 8'11)	Bedroom 3	3.23m x 2.50m (10'6 x 8'2)
Lounge	4.32m x 3.82m (14'2 x 12'6)	Bathroom	2.00m x 1.69m (6'6 x 5'6)
Bedroom 1	4.29m x 3.10m (14'0 x 10'2)		



General

All floor coverings, light fittings, curtains, blinds, cooker, washing machine and fridge freezer are included in the asking price.

Services

Mains water, drainage, gas and electric.

Council Tax

Council Tax Band B

EPC Rating

E

Post Code

IV2 4TX

Entry

By mutual agreement.

Viewing

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

Reference

LB/JD/SHOU002/2

Price

Fixed Price £139,000

Directions

From Castle Street, turning left onto Old Edinburgh Road, continue along this road, passing the school on your right, take the next right into Dell Road and the property is further along on your left.

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

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

