

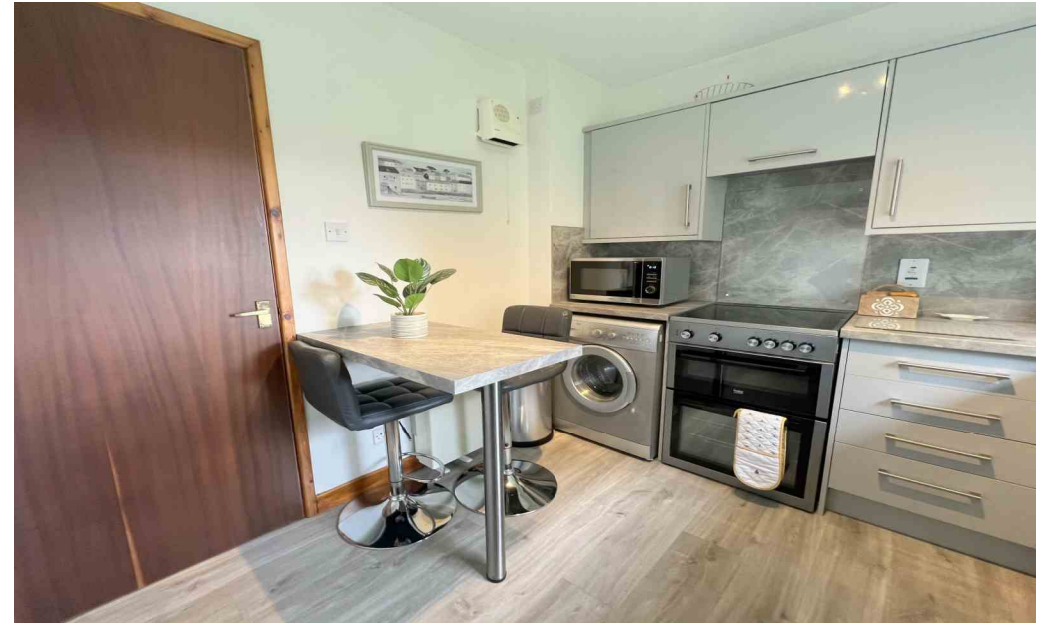


**41 Balnafettack Crescent, INVERNESS, IV3 8TG**

**Offers Over £115,000**

**REF: 61156**





This delightful, one bedroom, ground floor apartment is located in the highly popular Scorguie area of the City, close to excellent facilities and within easy reach of the City Centre. In excellent condition throughout, the property benefits from double glazing and its own private entrance. The property represents an ideal purchase for a first-time buyer or for those looking for an investment opportunity as it is currently a very successful holiday let and can be sold fully furnished and equipped.

The accommodation consists of; an entrance vestibule with coat hooks; a bright and spacious front-facing lounge with fitted storage cupboard housing the hot water tank and wall mounted electric fire; inner hallway with fitted storage cupboard; a modern, well-appointed kitchen with a good selection of base and wall mounted units, complimentary worktops and splashback, breakfast bar, integrated slimline dishwasher, free standing electric cooker, washing machine and fridge freezer; double bedroom with fitted mirror wardrobes and bathroom comprising a wash hand basin, WC and bath with electric powered shower.

The property comes with a garden area to the front, mainly laid to gravel for easy maintenance with a lovely selection of mature plants and bushes. There is ample parking to the front of the property for both residents and visitors alike, and a lockable store shed to the side providing additional storage.

Facilities closest to the property can be found at Charleston shopping centre which include a general store, takeaway and hair salon. Additional facilities can be found at the nearby Telford Retail Park which offers excellent facilities including supermarkets, takeaway establishments, retail stores, vets, café, trampoline park and furniture stores. The nearby Caledonian Canal offers an excellent location for walking. A regular bus service to and from Inverness City Centre is routed close by.

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

**Entrance Vestibule**      **2.02m x 0.97m (6'8 x 3'2)**  
**Hall**                      **1.98m x 0.96m (6'6 x 3'2)**  
**Kitchen**                 **2.72m x 2.62m (8'11 x 8'6)**

**Lounge**                 **4.04m x 3.59m (13'3 x 11'9)**  
**Bedroom**              **4.03m x 2.35m (13'3 x 7'9)**  
**Bathroom**            **1.99m x 1.71m (6'6 x 5'6)**



### General

All floor coverings, light fittings, curtains, blinds and white goods are included in the asking price. All items of furniture can be made available at separate negotiation.

### Services

Mains water, drainage, and electricity.

### Council Tax

Council Tax Band B

### EPC Rating

D

### Post Code

IV3 8TG

### Entry

By mutual agreement.

### Viewing

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

### Reference

LB/EB/FARL64/4

### Price

Offers Over £115,000

### Directions

From Inverness City Centre, take Telford Street eventually crossing over the canal bridge. Take the second on your left at the traffic lights onto King Brude Road. At the next set of traffic lights, turn right onto Leachkin Road. Continue up the hill, passing over the mini roundabout and turn next right onto Balnafettack Road. Continue past the Christian Centre on your left-hand side and take the next left onto Balnafettack Crescent. The property is further along on your left 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.

