



34 Kilmuir Road, INVERNESS, IV3 8EP

Offers Over £120,000

REF: 61243





This deceptively spacious, three-bedroom, mid-terraced property is located in the Merkinch area of the City, close to excellent facilities and within easy reach of the City Centre. The property benefits from double glazing and gas fired central heating complemented by an electric fire in the lounge. In need of some modernisation, once completed, this represents an ideal home for a first-time buyer or young family but equally has excellent letting potential.

Viewing is highly recommended to fully appreciate the potential this property has to offer and close proximity to the City.

The accommodation consists of: an entrance hallway with coat hooks and staircase leading to the upper floor; a wet room comprising a walk-in electric powered shower, wash hand basin, WC and large understair storage cupboard; a generous, double-aspect lounge/diner with electric fire set in an ornamental surround providing a welcoming focal point; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, integrated electric oven and hob, microwave, freezer, washing machine, space for fridge and access to the rear garden. On the upper floor; landing giving access to the floored attic reached via a pull down ladder; two double bedrooms, one with fitted wardrobes; further single bedroom with fitted shelving; family bathroom comprising a large corner bath with electric powered shower, wash hand basin and WC.

The garden to the front of the property is laid to a combination of locbloc and paving for easy maintenance. The fully enclosed rear garden is also laid to a combination of locbloc and paving and benefits from a garden shed and rotary clothes dryer. There is ample on-street parking available close by for both residents and visitors alike.

Facilities are within very easy walking distance of the property and include a general store, Post Office, takeaways, bakers and laundrette. A regular bus service to and from the City Centre is also 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 Hall	2.76m x 1.44m (9'0 x 4'9)	Bedroom 2	3.46m x 3.02m (11'3 x 9'11)
Kitchen	3.25m x 2.73m (10'8 x 8'11)	Bedroom 3	3.41m x 2.49m (11'2 x 8'2)
Lounge/Diner	6.29m x 3.58m (20'8 x 11'9)	Bathroom	2.52m x 1.41m (8'3 x 4'8)
Bedroom 1	3.91m x 2.78m (12'9 x 9'0)	Shower Room	1.62m x 1.58m (5'3 x 5'2)



General

All floor coverings, light fittings, curtains, blinds, oven, hob, freezer, microwave, washing machine and garden shed are included in the asking price.

Services

Mains water, drainage, gas and electricity.

Council Tax

Council Tax Band B

EPC Rating

C

Post Code

IV3 8EP

Entry

By mutual agreement.

Viewing

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

Reference

AMM/EB/FRAS836/2

Price

Offers Over £120,000

Directions

From Shore Street roundabout, take Grant Street crossing the river heading towards Thornbush Road. Just before the bridge crossing overhead, turn left into Wyvis Place and continue round the sharp left hand bend onto Kilmuir Road. The property is located half way along on your right hand side, by the parking area.

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

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

