



36 Dell Road, INVERNESS, IV2 4UE

Offers Over £135,000

REF: 61249





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 the convenient location.

The accommodation consists of: a hallway with under stair storage/office space; a front facing lounge with a gas fire set in an ornamental surround providing a welcoming focal point; kitchen with a selection of base and wall mounted units and space for a free standing cooker, washing machine and fridge; rear hallway with store cupboard and door giving access to the rear garden; shower room comprising a two piece suite and free standing electric powered shower. On the upper floor are three good sized bedrooms, all with fitted storage.

The property sits within a good sized fully enclosed corner plot, mainly laid to gravel and paving for easy maintenance. To the rear of the property is a paved patio area which provides an ideal venue for al fresco dining. There is also a partially constructed garden shed. To the side of the property a driveway provides ample off-street parking and leads to the wooden garage.

Facilities within very easy walking distance include a bakery, general store and Café. Additional facilities can be found at nearby Dows shopping centre and Hilton Village. 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	4.88m x 1.97m (16'0 x 6'6)	Bedroom 2	3.48m x 3.03m (11'5 x 9'11)
Kitchen	3.22m x 2.65m (10'6 x 8'8)	Bedroom 3	3.24m x 2.49m (10'8 x 8'2)
Lounge	3.95m x 3.82m (13'0 x 12'6)	Bathroom	1.99m x 1.65m (6'6 x 5'5)
Bedroom 1	3.77m x 3.11m (12'3 x 10'2)		



General

All floor coverings, light fittings, curtains and blinds are included in the asking price.

Services

Mains water, drainage, gas and electric.

Council Tax

Council Tax Band B

EPC Rating

D

Post Code

IV2 4UE

Entry

By mutual agreement.

Viewing

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

Reference

RC/JD/FARL0073/3

Price

Offers Over £135,000

Directions

From Castle Street, turn 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.

