



**38C Telford Street
Inverness
IV3 5LB**

A one bedroom first floor apartment with a secured entrance and on-street parking.



OFFERS OVER £92,500

HSPC Reference: 58483

📍 The Property Shop, 47 Church Street,
Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📠 01463 22 51 65

Property Overview



Flat



1 Bedroom



1 Reception



1 Bathroom



Electric

Rooms & Dimensions

Entrance Hall

Lounge

Approx 3.50m X 4.13m

Kitchen

Approx 2.57m x 2.01m

Bedroom

Approx 2.74m x 3.34m

Shower Room

Approx 1.66m x 1.62m (AWP)*

*(At Widest Points)

Bedroom



Property Description

Ideally located within walking distance to Inverness City Centre, this recently refurbished one bedroom first floor apartment will suit a variety of potential purchasers, including first-time buyers and those looking for a property with great letting potential. The accommodation within is accessed via a secured communal entrance hall and comprises a hallway, a generous sized lounge, a bedroom which boasts a double fitted wardrobe and storage cupboard (which houses the water cylinder) a modern kitchen fitted with wall and base mounted units, worktops, plumbing for a washing machine and a shower room. The property is fully double glazed, has electric heating and viewing is recommended. Telford Street is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Services

Mains electricity, water, and drainage.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

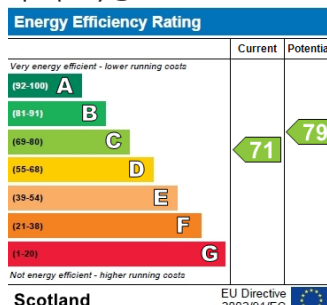
Entry

By mutual agreement.

Home Report

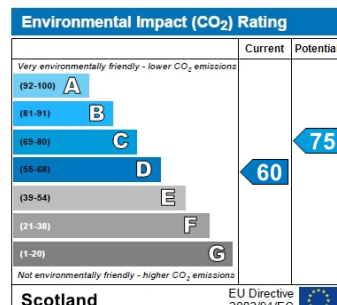
Home Report Valuation - £95,000

A full Home Report is available via Munro & Noble
- property@munronoble.com.



Scotland

EU Directive



Scotland

EU Directive



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.