



23 KILMUIR ROAD, INVERNESS IV3 8EW

3 bedroom mid-terraced house

Spacious mid-terraced dwellinghouse in need of refurbishment and modernisation. The property does benefit from gas central heating installed in 2014 and the property is partially double glazed. The ample and well-proportioned accommodation would provide a comfortable family home. Driveway to the front provides off-street parking. Gardens to front and rear.

The property is conveniently located in the Merkinch area of Inverness within easy walking distance of the city centre. Local amenities and shops are available at nearby Grant Street. The property lies within the catchment area of Merkinch Primary School and Inverness High School.

Accommodation comprises, downstairs:- entrance hallway, lounge/dining room and kitchen. Upstairs there are three bedrooms and bathroom. Gardens front and rear.

Offers over £90,000

Viewing: By telephoning the selling agents on 01463 226232 to arrange an appointment to view.



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ACCOMMODATION

Front door leads to hallway. There is an open entrance to what would have been a utility area measuring 9'3" x 5'9" [2.82m x 1.75m] which could be incorporated into the kitchen or used for storage. Door off to:-



Lounge/dining room 20'8" x 12' [6.30m x 3.66m]
Double aspect room. Solid fuel fire set in stone fireplace. Ample room for informal dining. Access to the kitchen.

Kitchen 9'3" x 10' [2.82m x 3.05m]
Requires complete renovation. Door to rear garden. From the front door stairs lead to upper landing. Hatch to loft.



Bathroom 8'2" x 5'6" [2.49m x 1.68m]
White WC, wash hand basin and bath. Needs renovation.

Bedroom 1 9'3" x 13'4" (at its widest) [2.82m x 4.06m]
Situated to the rear of the property. Fitted wardrobes.

Bedroom 2 12'4" x 11' [3.76m x 3.35m]
Situated to the front of the property.

Bedroom 3 7'6" x 11' [2.29m x 3.35m]
Single bedroom or box room/study. Cupboard housing central heating boiler installed in 2014.

As stated, the property benefits from gas central heating and partial double glazing.

OUTSIDE

The front garden is laid to lawn with tarmac driveway providing off-street parking. The rear garden is enclosed with high ranch fencing and wall, has a patio area and otherwise laid to lawn. Two large sheds and coal bunker.



EPC BAND
The property lies within Energy Performance Band D.

COUNCIL TAX
The property lies within Council Tax Band B.

HOME REPORT
A Home Report (valuation £95,000) is available for this property and can be requested from the selling agents.

ENTRY
By negotiation.

If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.