



41 ASHTON ROAD, INVERNESS IV2 3UY

End-terraced dwellinghouse

End-terraced dwellinghouse situated in quiet location in the Raigmore area of Inverness. This spacious and well proportioned property requires upgrading and modernisation but when completed would provide a comfortable home. There is partial electric panel heating and double glazing.

Accommodation comprises, downstairs:- hallway with 2 large storage cupboards, lounge, kitchen and lean-to conservatory. Upstairs there are 2 bedrooms and shower room. Garden to front, side and rear.

The property is situated in a quiet cul-de-sac within the popular Raigmore district of Inverness. It is within easy walking distance both of Raigmore Hospital and the UHI providing a possible buy to let investment. Locally there is a convenience store and it is also served by a regular bus service to and from Inverness city centre.

Offers around £105,000

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



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ACCOMMODATION

Front door leads into hallway. Large walk-in cloakroom/storage cupboard. Additional walk-in cupboard at the rear. Door to back garden through lean-to conservatory. Wall mounted electric panel heater. Doors off to:-

Lounge 10'7" x 14'3" [3.23m x 4.34m]
To the front of the property enjoying an open outlook. Electric panel heater.



Kitchen 10'6" x 11'6" [3.20m x 3.51m]
Good sized kitchen but in need of modernisation. Wall and floor units. Stainless steel sink. Shelved storage cupboard.



Stairs lead to upper landing. Hatch to loft. Panel heater. Doors off to:-

Bedroom 1 13'7" x 10'9" [4.14m x 3.28m]
Situated to the front of the property. Large walk-in cupboard which could be used as a wardrobe.

Bedroom 2 10'6" (widest) x 14'9" [3.20m x 4.50m]
L shaped. To the rear of the property with shelved cupboard.

Shower room 6'2" x 5'6" [1.88m x 1.68m]
In need of modernisation. Wet wall with instant electric shower. White WC and wash hand basin.

As stated, the property has partial double glazing and electric panel heating.

OUTSIDE

To the front is an easily maintained garden laid to lawn with hedging. Garden at side and rear is overgrown with trees and hedges but could provide a good sized garden if cut back.

EPC BAND

The property lies within Energy Performance Band E.

COUNCIL TAX

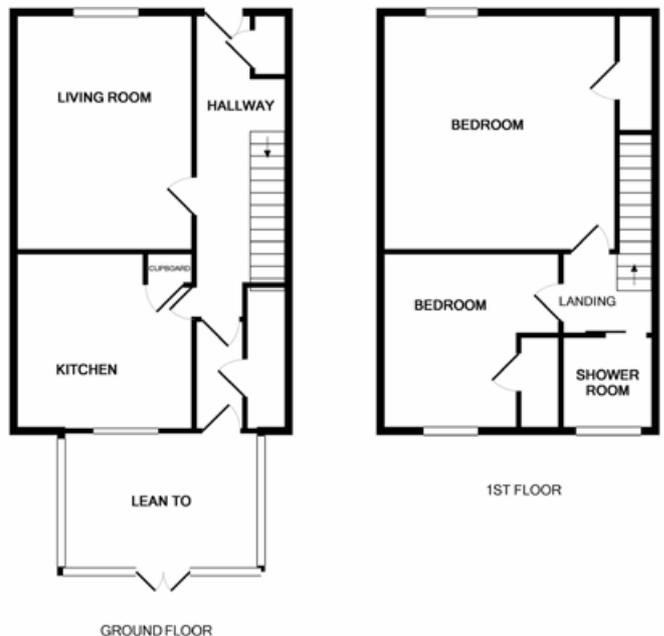
The property lies within Council Tax Band B.

HOME REPORT

A Home Report 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.