

20a Telford Street, Inverness

Offers Over £130,000



- spacious first floor traditional built flat
- lounge, 2 double bedrooms, kitchen, shower room,
- close to City amenities, on bus route
- walking distance to schools
- ideal starter home or rental property
- epc band c

This excellent city flat is in very good decorative order and would be ideally suited as a starter home and may also appeal to landlords looking to increase their property portfolio.

The bright and spacious lounge is to the front with ample space for family living and informal dining. The modern fitted kitchen has integrated oven & hob, fridge/freezer and plumbing for washing machine. There are 2 double size bedrooms with fitted wardrobes. The upgraded shower room has mains fed shower, wash hand basin and w.c. There is gas central heating and double glazing in all rooms and storage cupboard in the entrance hallway. The external door and entrance staircase is shared with only one other property.

This lovely property would make an ideal home for anyone wishing to live in a, spacious first floor property, close to local amenities and a short distance to Inverness City Centre.

## Rooms

<b>Lounge</b>	(14' 10" x 13' 6") or (4.52m x 4.11m)
<b>Kitchen</b>	(9' 7" x 8' 5") or (2.93m x 2.57m)
<b>Bedroom 1</b>	(14' 10" x 11' 6") or (4.52m x 3.50m)
<b>Bedroom 2</b>	(10' 7" x 10' 2") or (3.22m x 3.10m)
<b>Bathroom</b>	(6' 11" x 6' 3") or (2.10m x 1.91m)

## Extras

All fitted floor coverings, fixtures and fittings including light fittings and curtains. Integrated, oven, hob & cooker hood and fridge freezer. Free standing washing machine.

## Services

Mains gas, electricity, water and drainage. Telephone.

## Entry

By mutual agreement

## Council tax

Band B

## Viewing

To arrange a viewing of this property please contact Rhona Lamont on 07801945640.

