



95 Birnie Terrace, Inverness, IV3 8QA

- VIEWINGS SUSPENDED - OFFER ACCEPTED.
- Two double bedrooms.
- Double glazing throughout.
- Spacious lounge.
- Family bathroom.
- Communal gardens & drying greens.
- Kitchen.
- Gas central heating.
- Large communal carpark.

Offers Over £95,000

*****VIEWINGS SUSPENDED - OFFER ACCEPTED*****

An excellent opportunity to purchase a well-presented ground floor, two-bedroom duplex situated on the edge of the cul-de-sac in a peaceful, green setting within the established Merkinch area of Inverness which is in walking distance of Inverness City Centre and local amenities.

This property offers a fantastic first-time buying opportunity as well as a long-term investment possibility having been successfully rented out for an extended period.

With its own private entrance which leads to ground floor accommodation comprising the entrance hall, bright and spacious lounge and kitchen with ample storage and dining space. On the first floor the landing gives way to both double bedrooms and the bathroom completing the accommodation. This property benefits from gas central heating and double glazing throughout.

There is a private porch space directly outside the external door of the property. Communal greens surround the buildings and provide access to the drying areas. There is a communal car park with ample space for residents and visitors.

Appealing to a range of buyers, early viewing is advised.

LOCATION

Situated in Merkinch, approximately 1 mile from Inverness City Centre, this property offers a convenient location.

Telford retail park, located within walking distance of the property, offers a range of amenities including large supermarkets, retail and leisure units. Doctors and Dental surgeries are also available nearby.

The Caledonian Canal, with its boats and lovely waterside walks through the local area is a 5-minute walk from the property.

Excellent public transport links are available within walking distance on Carsegate Road and Telford Street. Major travel routes including A9 & A862 are easily accessible. Inverness airport is a 20-minute drive away.

For younger children, primary schooling is available within walking distance at Merkinch Primary School. Older children would attend Inverness High School 1.6 miles away.

DIRECTIONS

From Inverness City Centre, head to Telford Roundabout and exit on to Telford Street. Take the second right onto Telford Road and the first left onto Carse Road. Take the second left onto Birnie Terrace and continue straight on to the carpark. Number 95 is located at the far end of the cul-de-sac, set back from the car park by the lawn spaces. The property will be clearly marked by a South Forrest for-sale board.

KEY POINTS

- Fantastic first-time buy.
- Close to City Centre.
- Walking distance to amenities & schools.
- Good storage provisions.
- Investment opportunity.
- Recently decorated throughout.

ACCOMMODATION

ENTRANCE HALL

3.78 x 1.07 (12'4" x 3'6")

Front external door, one under stair cupboard housing fuse box and electric meter, one built in storage cupboard. Provides access to lounge, kitchen and stairs to first floor.

LOUNGE

4.90 x 3.52 (16'0" x 11'6")

Bright and spacious lounge with plenty of space for a formal dining area, rear facing window overlooking the communal greens.



KITCHEN

3.56 x 2.85 (11'8" x 9'4")

Wall and base mounted cabinets, worktop space with tiled splash back and stainless steel sink with draining board. Ample space for white goods, dining space and side facing window.



BEDROOM ONE

4.94 x 2.81 (16'2" x 9'2")

Generously sized double bedroom with built in, single wardrobe and rear facing window overlooking the communal greens.



BEDROOM TWO

3.57 x 2.85 (11'8" x 9'4")

Good-sized double bedroom with built-in, single wardrobe housing combi boiler and side facing window.



BATHROOM

2.18 x 1.89 (7'1" x 6'2")

Electric shower over bath, wash hand basin, tiled walls, WC, heated towel rail and side facing textured glass window.



LANDING

4.08 x 1.06 (13'4" x 3'5")

Bright and open landing with feature glass wall providing access to both bedrooms, bathroom and shelved storage cupboard.

COMMUNAL GARDENS & DRYING GREENS

Communal garden grounds surround the block of properties with two drying greens easily accessed from the property.



COMMUNAL CAR PARK

Large carpark with sufficient parking for residents and visitors.

GARAGE

There is a single, timber garage that can be sold with the property. The roof of the garage was replaced in recent years. The garage is owned by the seller of 95 Birnie Terrace. The land is leased from the Highland Council for £6.90 PCM. Please note the monthly rent paid will increase to £7.60 PCM from April 1st.



INVESTMENT/BUY TO LET

Successfully let out at a residential property for 20 years, the most recent rental income was £715 PCM.

EXTRAS

Fitted floor coverings, light fittings, blinds, curtains, curtain poles/tracks and white goods are to be included in the sales price. Any items of furniture within the property can be included within the sales price if of interest to the purchaser.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is by way of public sewer. Phone line and broadband connectivity available with fibre broadband available within the street. The property benefits from a smart meter for both gas and electricity and the combi boiler was recently serviced. The double glazing at the property was installed 5 years ago.

COUNCIL TAX

The current council tax is Band A. Please be aware that this may be subject to change upon sale.

EPC BAND

EPC Band C.

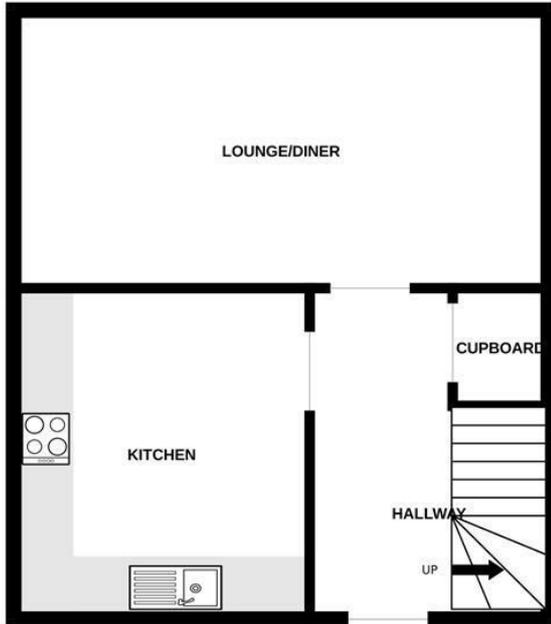
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

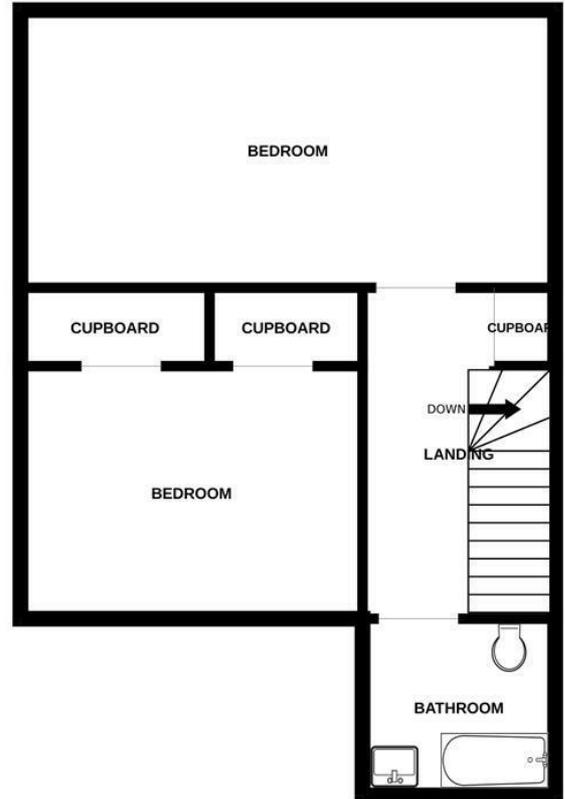
HSPC REFERENCE

61814.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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