



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**29 Birnie Terrace, Inverness, IV3 8QA**

**Offers over £90,000**

Spacious two bedroom purpose built mid terraced maisonette on the ground and first floor levels within a four storey detached block in the established Merkinch area of Inverness, within walking distance of the City Centre.

The property is in walk-in condition and is perfect for a first-time buyer or as a buy-to-let investment.



Primary school pupils attend Merkinch Primary School and secondary school pupils attend Inverness High School.

The home is conveniently located for Telford Retail Park which has a good selection of shops to include a Co-op, Farmfoods and B & M home store. This is also a great location for enjoying the beautiful walks along the canal.

Viewing highly recommended

### Vestibule

7'2" x 3'10" (2.19m x 1.19m)

Partial glazed entrance door opens into the vestibule. Window and 15 pane glazed door opening into the hallway. Coat hooks. Vinyl flooring.

### Hallway

11'7" x 3'6" (3.54m x 1.07m)

Archway to kitchen and 15 pane glazed door to lounge. Staircase to first floor. Understairs storage cupboard housing the electric meter. Storage cupboard. Smoke alarm. Laminate flooring.

### Lounge

16'1" x 11'5" (4.92m x 3.50m)

Window to rear. Two T.V. points. Tel. point. Tel and broadband socket. Smoke alarm. Laminate flooring.

### Kitchen

9'3" x 11'9" at widest point (2.82m x 3.60m at widest point)

Window to front. Wall and base units with worktop and tiling. 1 ½ bowl stainless steel sink with right hand drainer. Zanussi washing machine and chest freezer. Cupboard housing central heating boiler. Spotlights. Carbon dioxide monitor. Laminate flooring.

### First floor hallway

3'6" x 12'10" (1.09m x 3.92m)

Doors to shower room and two bedrooms. Storage cupboard with shelves. Smoke alarm. Carpet.

### Shower room

6'0" x 7'2" (1.85m x 2.19m)

Window to front. White WC and pedestal wash hand basin. Shower cubicle with Mira Advance electric shower and wet wall. Mirrored wall cabinet. Towel rail. Vinyl flooring.

### Bedroom 1

11'7" x 9'3" (3.55m x 2.83m)

Window to front. Built-in wardrobe. Laminate flooring.

### Bedroom 2

16'1" x 9'3" (4.92m x 2.82m)

Window to rear. Built-in storage cupboard. T.V. point. Carpet.

### Outside

#### Communal Garden Ground

The communal garden ground around the block has been laid to lawn with paving slabs. There is a common drying area.

### Extras

All fitted floor coverings, washing machine and chest freezer are included in the sale price.

### Heating and glazing

Gas central heating and single glazing.

### Services

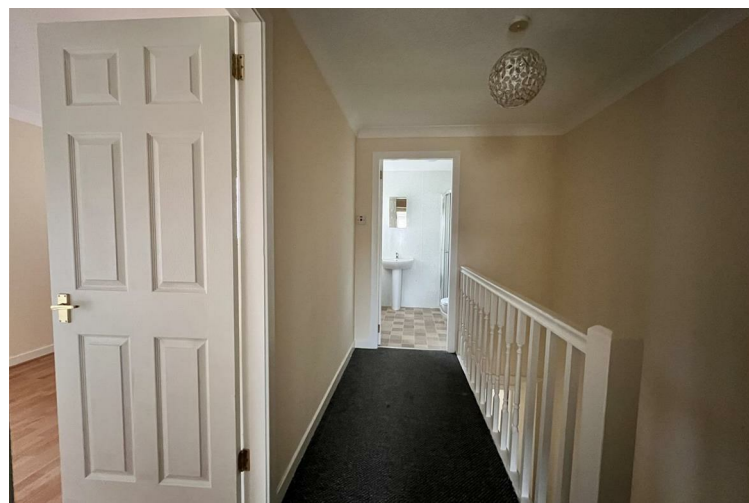
Mains gas, electricity, water and drainage.

### EPC Rating C

### Council Tax Band A

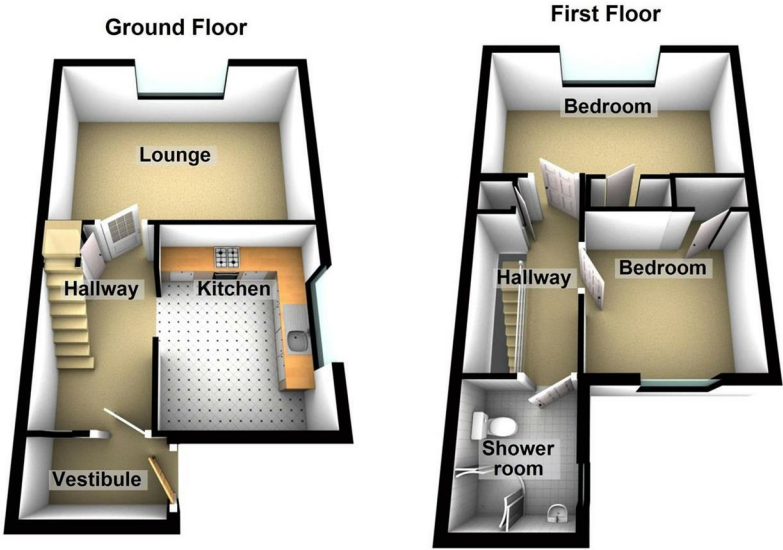
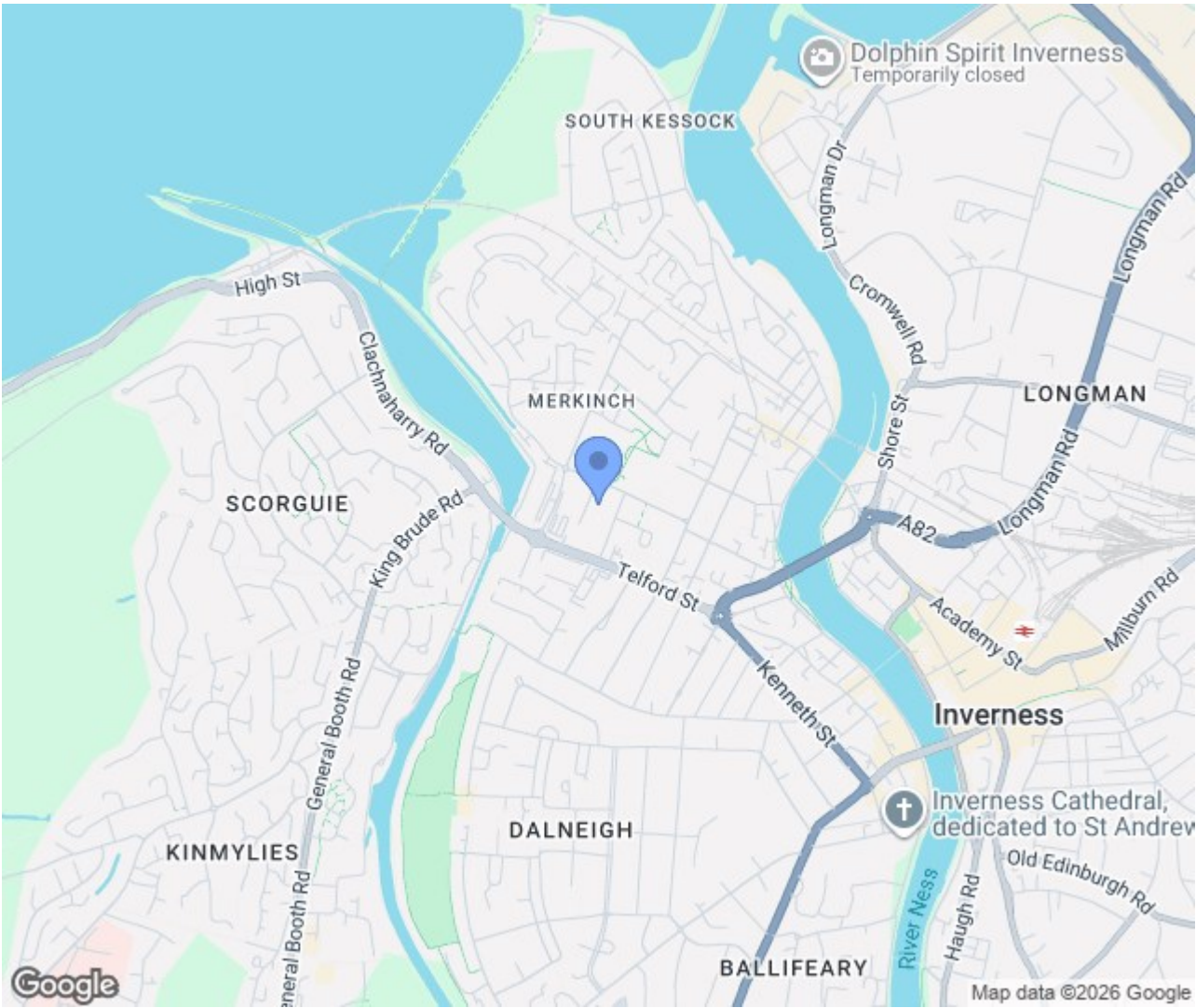




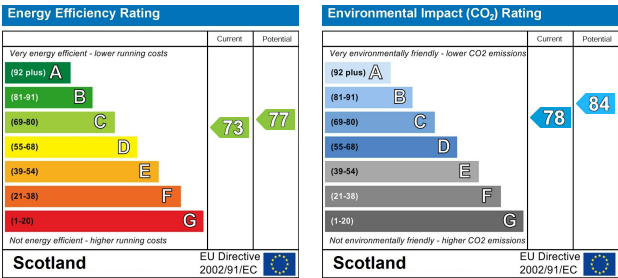




Area Map



Energy Efficiency Graph



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