



**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.

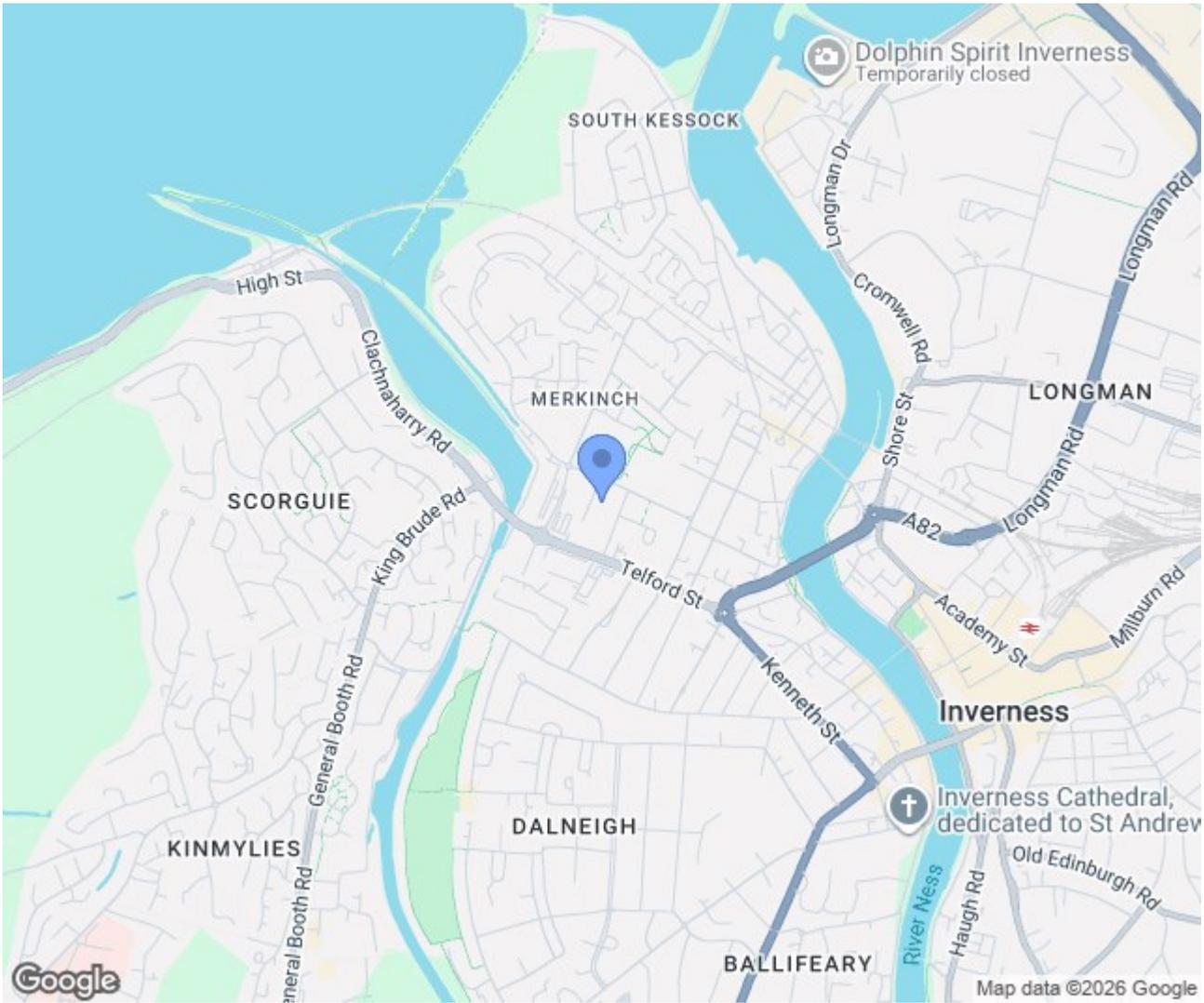
EPC Rating C

Council Tax Band A

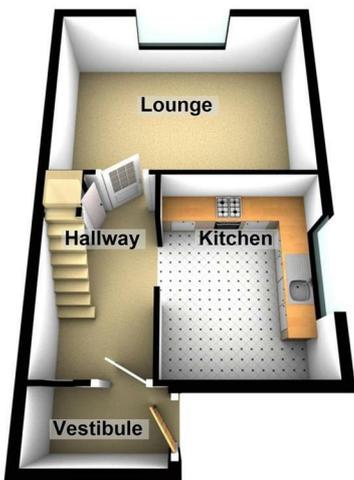




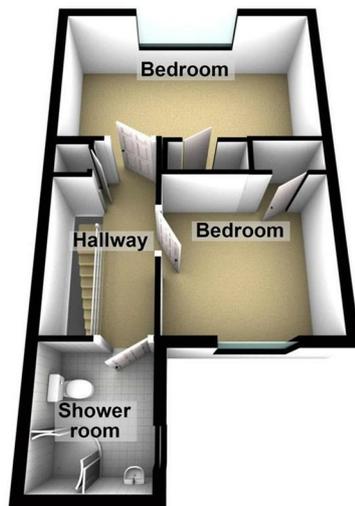
Area Map



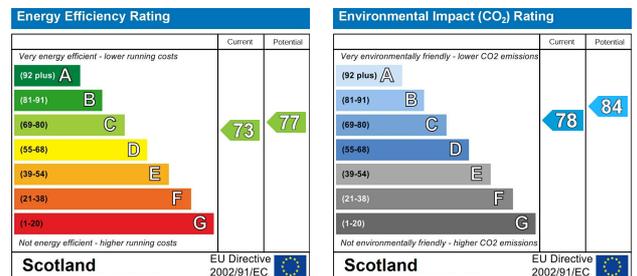
Ground Floor



First Floor



Energy Efficiency Graph



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