



51A TELFORD ROAD INVERNESS, IV3 8JA

£118,000

Welcome to this charming first-floor flat located on Telford Road in the picturesque town of Inverness. As you step into this property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests.

Don't miss out on the chance to own this delightful first-floor flat in Inverness - book a viewing today and envision the possibilities that await you in this charming property on Telford Road.



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51A TELFORD ROAD

- UPPER TWO BED FLAT IN CENTRAL LOCATION
- PARKING SPACE TO FRONT
- TWO DOUBLE BEDROOMS
- STYLISH BATHROOM
- BIKE STORE AND EXTERNAL SHED
- MODERN KITCHEN
- SHARED COMMUNAL GARDEN
- LOFT AREA
- GAS CENTRAL HEATING
- EPC BAND D



This lovely flat boasts two spacious double bedrooms, providing ample space for a small family, a couple, or even for those who desire a guest room or a home office. The stylish bathroom adds a touch of elegance to the property, offering a tranquil space to unwind after a long day.

One of the standout features of this flat is the own entrance door, providing a sense of privacy and independence. Additionally, the convenience of off-road parking ensures that you never have to worry about finding a space for your vehicle... With gas central heating, you can stay warm and comfortable throughout the colder months, making this flat a cosy retreat in the heart of Inverness. Whether you are a first-time buyer, looking to downsize, or seeking an investment opportunity, this property offers a wonderful place to call home.

The property is well placed for local amenities including shops, primary school and Inverness High School for secondary education. Telford Retail Park offers a wider selection of shops including many national chain stores. The city centre is approximately one mile distant where all city facilities may be found. A regular bus service is in operation and the bus stop is located at the top of the road.

Council Tax Band - B

EPC Band - D

Communal Garden to rear with Wooden Shed and under stairs cupboard for bike storage. Driveway to the side.

Home Report Available on our website -
www.homesweethomemoves.co.uk

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home on 01463 710151

Any offers should be submitted in Scottish legal form to hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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