



**Harper
Macleod LLP**
Estate Agents & Solicitors



17 Birnie Terrace, Inverness, IV3 8QA

Offers over £90,000

Excellent opportunity to purchase a spacious two bedroom purpose built two storey maisonette on the second floor and top floor levels within a four storey block in the established Merkinch area of Inverness, within walking distance of the City Centre. This property is perfect for a first-time buyer or a buy-to-let investor.

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.

Hallway

3'3" x 11'9" (1.01m x 3.60m)

Entrance door and window to front. Doors to kitchen, lounge and staircase to first floor. Storage cupboard with selves. Understairs storage space with coat hooks and shelf. Carpet.

Kitchen/diner

9'4" x 11'6" (2.85m x 3.53m)

Window to side. Wall and base units with worktop and tiling. Stainless steel sink with left hand drainer. Integrated Beko ceramic hob, extractor and electric oven. Beko washing machine. Glow Warm central heating boiler. Tongue and groove panelling to half height of walls. Heat alarm. Vinyl flooring.

Lounge

16'0" x 11'9" (4.90m x 3.59m)

Window to rear. T.V. point. Smoke alarm. Carpet.

First floor hallway

10'3" x 2'8" (3.14m x 0.83m)

Doors to two bedrooms and bathroom. Cupboard with shelves. Smoke alarm. Carpet.

Bedroom 1

16'1" x 9'5" (4.91m x 2.89m)

Window to rear. Built-in storage cupboard. Two free standing wardrobes. Wall vent. Laminate flooring.

Bedroom 2

11'9" x 9'3" (3.60m x 2.82m)

Window to side. Built-in wardrobe. Wall vent. Carpet.

Bathroom

7'3" x 6'1" (2.21m x 1.86m)

Window to side. White WC and pedestal wash hand basin. Bath with Triton T80 Easi electric shower.

Outside

The communal garden ground has been laid to lawn and there is an enclosed drying green.

There is a communal stairwell and walkway leading to the property.

Extras

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

Heating and glazing

Gas central heating and triple glazing.

Services

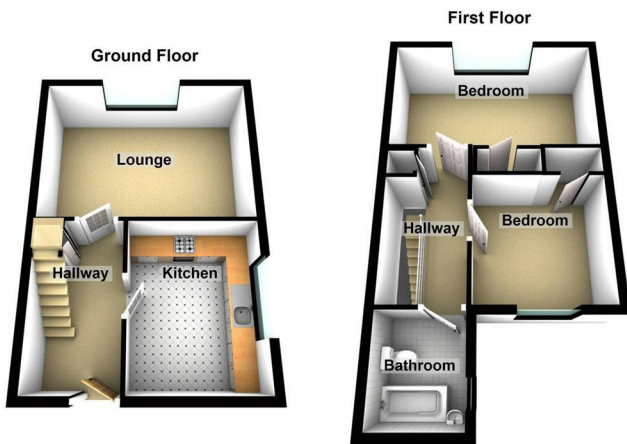
Mains gas, electricity, water and drainage.

EPC Rating D

Council Tax Band A







Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.