



REDUCED IN PRICE



21 Ashton Road, Inverness

Entrance Hall
Living room/ dining
room

Kitchen
3 Bedrooms

Bathroom
Garden

Offers around £120,000

A pleasant mid terrace family home located in the popular residential area of Raigmore. The property is ideally placed to take advantage of the good local amenities including primary school and local shop, with a regular bus service to the city centre routed nearby.

Inverness the capital of the Highland region provides a wealth of local amenities, this modern city has a dynamic way of life offering traditional and multi-cultural restaurants, hotels and a wide selection of entertainment venues and shopping centres. It is the gateway to the highlands and has good access to the airport, bus and train stations.





This property offers spacious accommodation over two floors, double glazing, electric heating and a charming well kept rear garden. Viewing is highly recommended to see its potential as a family home for those seeking their first property.

Entrance Hall: 2.56m x 0.99m

The front door opens onto the entrance hall and gives access to the living room/ dining room and stairs to the first floor. Large cupboard with shelves. Cloak cupboard with shelf. Electric night storage heater.

Living room/ dining room: 6.11m x 3.27m into alcove

A pleasantly bright room with front and rear facing windows. Tiled fire surround. Space for formal dining. Door to kitchen.

Kitchen: 2.77m x 2.56m

Floor based units. Good size larder with shelves. Rear window and access to garden. Door to utility room. The cooker, fridge and washing machine are included in the sale price. Although in need of modernising there is the potential to extend into the utility room (Subject to the relevant planning permission).

Utility room: 1.58m x 1.36m

Spacious utility room with understairs storage with shelves.

First floor

Access to 3 bedrooms and bathroom. Electric panel heater.

Bedroom 1: 4.04m x 2.54m

Double bedroom with rear facing window and garden outlook. Electric panel heater.

Bedroom 2: 3.39m x 2.88m

Window with front outlook. Built in airing cupboard with shelves and cupboard beneath housing boiler. Electric panel heater.

Bedroom 3: 2.05 extending to 3.01m x 0.81m extending to 2.45m

L-shaped room with front window. Large built in storage cupboard. Electric panel heater.

Bathroom: 1.88m x 1.55m

Fitted with wash basin, WC and bath. Electric shower and screen. Wall mounted mirror. Partially tiled. Loft access.

Garden

The front of the house is paved with the rear being laid to lawn and surrounded with well kept borders incorporating mature plants and shrubs. The green house is included in the sale price.

Conditions

All carpets, floor coverings, curtains, cooker, fridge, washing machine and green house are included in the sale price.

Home Report

A Home Report exists for this property and can be made available to interested parties who have noted an interest through their solicitor.

Council Tax

Band B

Post Code

IV2 3UE

Entry

By mutual agreement

Viewing

Strictly by appointment with South Forrest Property Department on 01463 250255.

Price

Offers around £120,000



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