48 Caledonian Road, Inverness, IV3 5RD

- Entrance Hall
- Lounge
- Kitchen
- 3 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Generous Corner Plot
- Close to Local Amenities

Offers Over £140,000
This nicely proportioned 3 bedroom end terraced house boasts a generous corner plot and is situated in the popular residential Dalneigh area of Inverness. The good sized lounge appreciates a gas fire set in feature brickwork surround which provides a cosy focal point to the room. The large kitchen offers a good range of wall and base units; completing the ground floor accommodation is the modern fully tiled shower room. There are 3 bedrooms on the upper floor, two of which boast fitted wardrobes with the master appreciating fitted dressing table and headboard with overhead cupboards. The property benefits from gas central heating and double glazing and would make an ideal first home for the growing family.

LOCATION
Dalneigh is a popular and well established residential area and is within easy walking distance to the city centre. Local amenities at nearby Laurel Avenue include a general store for everyday essentials, chemist and hairdresser. The local primary and secondary schools are both within short walking distance. A regular bus service runs to the city centre where a further range of shops and services can be found.

DIRECTIONS
From the Town House, travel over the River Ness onto Tomnahurich Street, keeping in the right hand land turn right at the traffic lights and continue along Kenneth Street. Take the second left onto Fairfield Road, then second left into Dochfour Drive. Take the first right into Caledonian Road and and continue along passing the turn off to Laurel Avenue on the left. No. 48 is on the right hand side just on the corner of the semi-circle.

KEYPOINTS
Popular Dalneigh area
Generous corner plot
Seated garden area ensuring privacy
Superb family home
Close to local amenities

CORNER PLOT

ACCOMMODATION

ENTRANCE HALLWAY
1.01m extending to 2.06m x 5.30m (3'4" extending to 6'9" x 17'5")
Under stairs storage area housing electric meter. Door to storage cupboard. Doors to lounge and shower room. Stairs to first floor.

LOUNGE
4.29m x 4.05m (14'1" x 13'3")
Front facing window. The gas fire is set in a brickwork surround with hearth. Wooden alcove. Fixed wooden table. Door leads to kitchen.

KITCHEN
4.40m x 3.04m (14'5" x 10'0")
Rear facing window. Fitted kitchen with a range of wall and base units incorporating display cupboard, wine rack and pull out table top. Composite sink and drainer with mixer tap. Integrated gas hob, oven and grill. Cupboard housing hot water combination boiler. Space for washing machine and fridge/freezer. Part tiled walls. Frosted glass door leads to rear garden.
SHOWER ROOM
2.03m x 1.55m (6'8" x 5'1")

BEDROOM 1
3.72m x 3.43m (12'2" x 11'3")
Front facing window. Spacious room with double fitted wardrobes; fitted dressing table with drawers; fitted bed surround with bedside drawers, glass shelves and overhead cupboards.

UPPER LANDING
4.05m x 4.54m (13'3" x 14'11")
Window facing front elevation. Hatch to loft. Cupboard housing fusebox. Doors lead to the 3 bedrooms.

BEDROOM 2
3.92m x 2.46m (12'10" x 8'1")
Rear facing window. Fitted double wardrobe with hanging space, shelves and drawers. Single fitted wardrobe with shelves. Fitted dressing table with storage and overhead cupboards.
BEDROOM 3
3.58m x 2.85m (11’9” x 9’4”)
Rear facing window. Alcove with shelves and storage.

REAR

GARDEN
The generous garden enjoys a variety of shrubs and mature bushes and is laid with gravel. There is a seated area to the side, which is perfect for sitting out in the warmer weather, providing a good deal of privacy. A wrought iron gate set in an ornate wall leads to the rear garden.

EXTRAS
All fitted floor coverings, curtains and blinds together with integrated hob, oven and grill are included in the asking price.

SERVICES
Mains gas, electricity and water. Drainage is to the main public sewer.

COUNCIL TAX
The current council tax banding is Band B. Please be aware that this may be subject to change upon resale.
EPC
Band D

VIEWING
By appointment through South Forrest Property Department on 01463 250255.

HSPC
57690

FLOORPLAN