



PETER MURPHY & Co
ESTATE AGENTS



75 Ashton Crescent, Inverness, IV2 3UZ

Offers Over £152,000

Located in the popular area of Raigmore, this semi detached property offers spacious family accommodation in a great location. Benefiting from double glazing and electric heating this home would be an ideal first time purchase or for those seeking a spacious family home. Accommodation comprises; Entrance door opening to the hallway and providing access to the large, front facing lounge, kitchen, wc and door to rear garden. The well appointed kitchen offer ample space for formal dining. Staircase rises to upper floor comprising the shower room and three bedrooms. Externally the front garden is laid with stone chippings with some flowerbeds and shrubs. The rear garden is also laid with stone chippings and has a paved patio area.

ENTRANCE HALLWAY

External door opens to the hallway. Provides access to lounge, kitchen/dining room, wc, rear garden and staircase to upper floor.

LOUNGE

The bright and welcoming lounge has a large picture window to front, ensuring plenty natural light reaches this comfortable living space.



KITCHEN/DINING ROOM

The kitchen has a good selection of wall and base units with ample space for formal dining. Window overlooking the rear garden.



WC

The cloakroom wc includes wash hand basin and wc. Opaque window to rear.

UPPER LANDING

The upper landing provides access to the shower room and three bedrooms. Large walk in storage cupboard.

BEDROOM 1

This bedroom has a large fitted wardrobe and storage cupboard. Window to rear.



BEDROOM 2

This double bedroom has a window to front.



BEDROOM 3

This double bedroom has a window to front.



SHOWER ROOM

The modern shower room has a wc, wash hand basin and shower cubicle.



FRONT GARDEN

REAR GARDEN



LOCATION

Ashton Crescent is located in the popular Raigmore area of Inverness, close to Raigmore Hospital, Police Headquarters, Lifescan Scotland, University of the Highlands & Islands Campus and Inshes Retail Park. Primary schooling is available at Raigmore Primary School, with secondary school children attending Millburn Academy. There is a local Co-op a short distance away from the property. Inverness City Centre is a short drive away and offers extensive shopping, leisure and entertainment facilities.

MISCELLANEOUS INFORMATION

Tenure - Freehold
Council Tax - Band B

DISCLAIMER



Ground Floor



Floor 1



Approximate total area[®]

91.49 m²

Reduced headroom

1.34 m²

(1) Excluding balconies and terraces

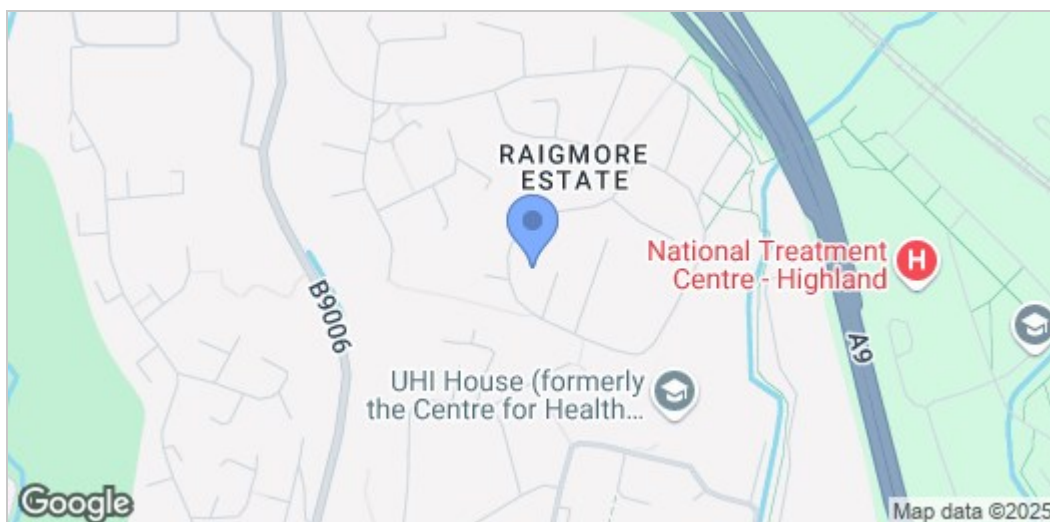
Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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			

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