



**Madras Cottage**  
**8 Telford Avenue,**  
**Inverness,**  
**Highland, IV3**  
**8HT**

Fixed Asking Price  
£199,950



- Spacious 3 bedroom semi detached cottage
- Fantastic first time buy, investment or family home
- Enclosed rear garden with decking area
- Ideally located for city centre amenities
- Lounge, kitchen/diner, 3 bedrooms, family bathroom
- EPC Band D

An excellent opportunity to purchase this three bedroom semi-detached home, ideally situated in a central location on the west side of the River Ness. Offering bright and comfortable accommodation throughout, this property is well suited to first time buyers, families, and investors alike. The spacious lounge benefits from a large front facing window that floods the room with natural light and features a charming log burner as a focal point, while also offering ample space for a dining table and chairs. The newly fitted kitchen is equipped with integrated appliances including an oven, extractor fan, induction hob, microwave, dishwasher, and fridge/freezer with additional space for a washing machine and features a stylish breakfast bar that enhances both functionality and social space. The property offers practical storage, including two hall cupboards on the ground floor. The modern family bathroom features a shower over the bath. Upstairs, you'll find three well-proportioned bedrooms along with an additional hall cupboard, ensuring plenty of extra storage space. With its excellent location, smart layout and low-maintenance design, this home is an ideal choice for first time buyers, downsizers or anyone looking for a comfortable, move-in-ready property.

\*\*\*NEW REVISED PRICE\*\*\*

Tenure: Freehold.

**Location:** The property is in an ideal location for walking to the centre of Inverness and just a few minutes' drive by car. The location has easy access to both Carsegate and Longman industrial estates and access to the A9 from Friars Bridge roundabout. A good selection of supermarkets, furniture and electrical stores are nearby. Primary schooling is at Merkinch Primary School with Secondary pupils attending Inverness High School, both of which are within walking distance. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

**Extras:** All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven, extractor, microwave fridge/freezer and dishwasher.

**Services:** Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Council Tax: Band D

Floor area: 92 m2

Entry: By mutual agreement.

#### **Lounge**

13'9" x 24'2" (4.20 x 7.37)

Lounge

#### **Kitchen / Diner**

12'9" x 10'9" (3.89 x 3.27)

Kitchen / Diner

#### **Bedroom 1**

11'5" x 9'4" (3.48 x 2.85)

Bedroom 1

#### **Bedroom 2**

11'5" x 8'8" (3.47 x 2.64)

Bedroom 2

#### **Bedroom 3**

9'0" x 8'4" (2.74 x 2.54)

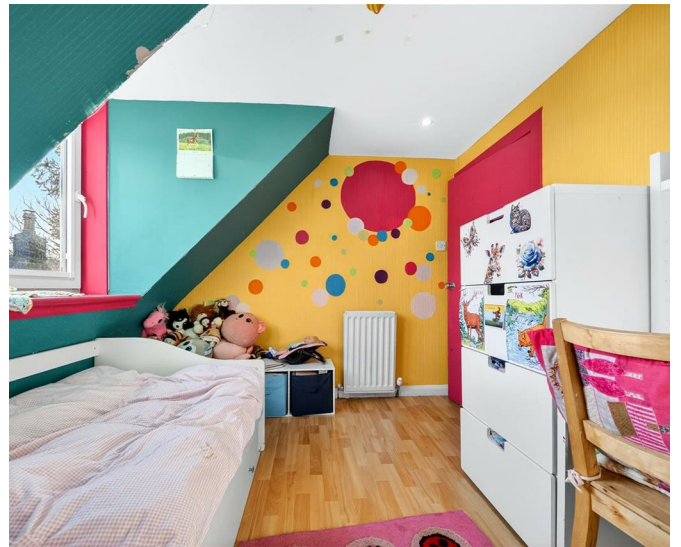
Bedroom 3

#### **Bathroom**

8'10" x 7'11" (2.68 x 2.42)

Bathroom







Viewing: Don't delay –  
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GROUND FLOOR

1ST FLOOR

