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Estate Agents



## 40 Esk Road, Inverness, IV2 4HL

**Offers over £137,000**

This spacious terraced property is located in a popular residential area of Inverness and would make a comfortable family home. Accommodation comprises; entrance door to hallway which leads to lounge, kitchen and stairway to upper floor. Large storage cupboard in hallway. The double aspect lounge offers an attractive living space with ample room for formal dining. Door to kitchen. The well appointed kitchen has a good selection of wall and base units with door and window to rear. On the upper floor there is a large storage cupboard, three bedrooms and the family bathroom. Externally the front garden is split between an area of gravel and paving. The rear garden is laid to lawn with a paved seating area.

## Hallway

Provides access to lounge, kitchen and stairway to upper floor. Large storage cupboard



## Lounge/Dining Room

This stylish lounge is bright and airy with large picture windows to front and rear. Door to kitchen.



## Kitchen

The well appointed kitchen has a good selection of wall and base units with contrasting worktops. Door and window to rear.



## Upper landing

### Bedroom 1

Accessed from the upper landing this spacious double bedroom has two windows to front.



### Bedroom 2

Accessed from the upper landing this bedroom has fitted storage and two windows to front.



### Bedroom 3

Accessed from the upper landing this bedroom has fitted storage and window to rear.



## Family Bathroom

The family bathroom includes wc, wash hand basin and bath with electric shower over. Opaque window to rear.



## External

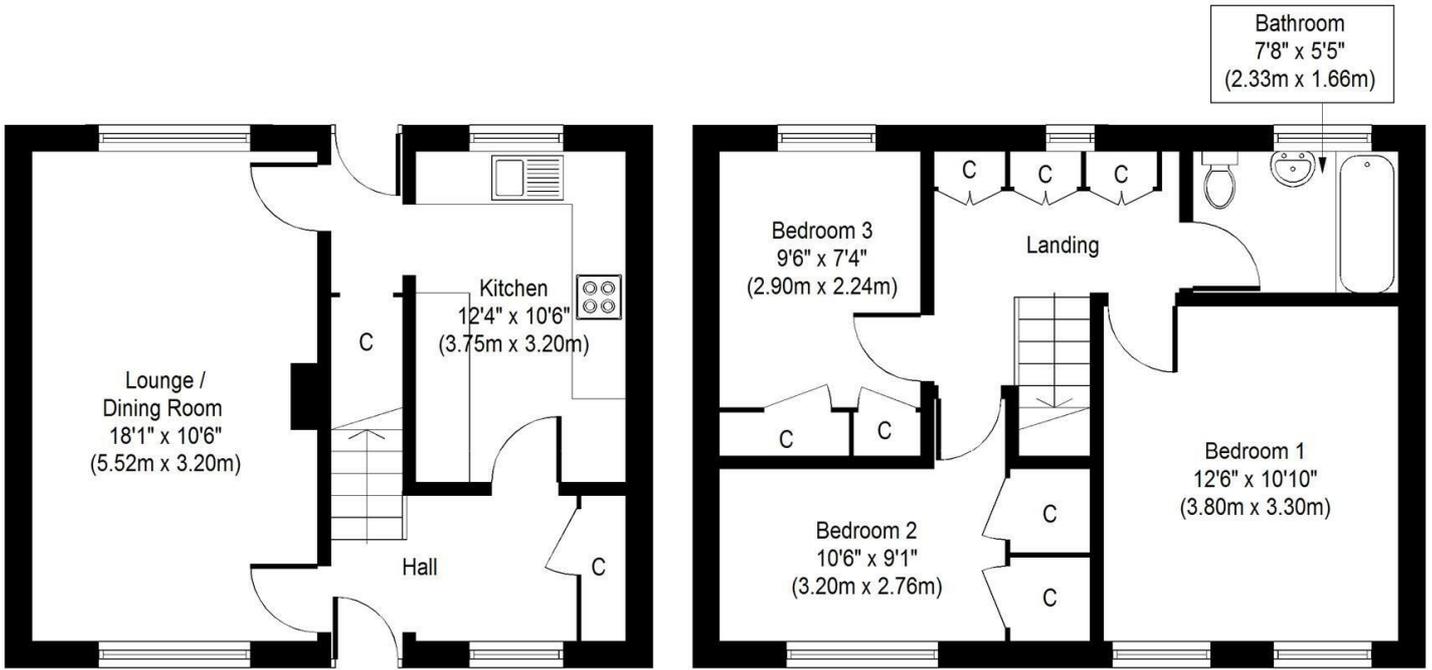
Externally the front garden is split between an area of gravel and paving. The rear garden is laid to lawn with a paved seating area for outside entertaining and relaxing. A walkway takes you through from the front to the rear gardens.



## Location

Esk Road is located within the Hilton area of Inverness, close to a small selection of shops and amenities at the nearby Balloan Park. A

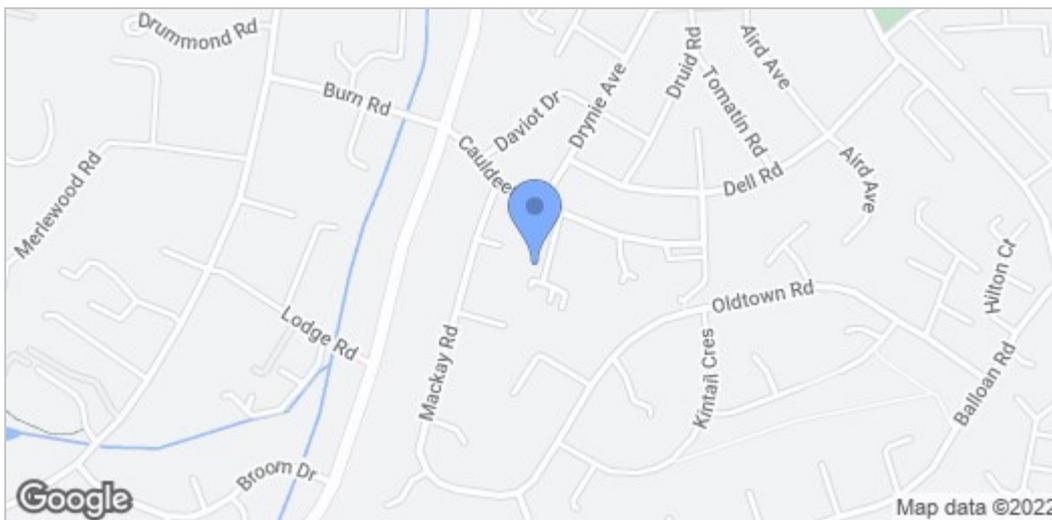
short distance from here is the Inshes Retail Park which provides a Tesco Extra, together with other retail units, with the Police Headquarters and Raigmore Hospital close by. Local schooling is provided by Hilton Primary with secondary education being provided by Inverness Royal Academy.



**Ground Floor**  
**Approximate Floor Area**  
 397 Sq. ft.  
 (36.9 Sq. m.)

**First Floor**  
**Approximate Floor Area**  
 454 Sq. ft.  
 (42.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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