



Innes & Mackay

**23 ST ANDREWS DRIVE,  
DALNEIGH, INVERNESS IV3 5AP**

- TWO BEDROOM MID-TERRACED VILLA
- LOCATED IN THE POPULAR DALNEIGH AREA OF INVERNESS
- CLOSE TO LOCAL AMENITIES
- GARDENS TO FRONT AND REAR
- ON-STREET PARKING

**OFFERS OVER  
£130,000**





## PROPERTY DESCRIPTION

This spacious two-bedroom, mid-terraced property is located in the popular Dalneigh area of Inverness, close to local amenities and within easy reach of the city centre. The property benefits from electric based heating and is fully double glazed, has gardens to both the front and rear, together with on street parking.

## LOCATION

Dalneigh is a very popular residential area with a local shop and pharmacy. Set between the Caledonian Canal and River Ness thus providing an abundance of stunning local walks. Inverness City Centre is roughly a 15 minute walk away where you will find a full range of shops, restaurants and major transport links. Eden Court theatre and Inverness Sports centre are close by as is the West link road which allows access to further amenities. Inverness High School is within short walking distance.

## GARDEN

Wrought iron gate opens onto the paved pathway leading to the front door. The gardens to the front are laid with gravel chips for ease of maintenance and enclosed with a stone wall. The rear garden is a lovely bright area with a paved path leading to the back door. There is a small grassed area, a variety of outbuildings providing external storage and a large patio area from which to enjoy the all-day sun. A deep border planted with an abundance of

flowers, a small block bbq and block built stone wall with wooden gate out to the rear completes the gardens.

## ENTRANCE PORCH

Part glazed door opens into the porch, providing access through to the carpeted hallway.

## HALLWAY

The hallway is laid with carpet and is open to the staircase. Access is provided to the lounge and kitchen.

## LOUNGE/DINER

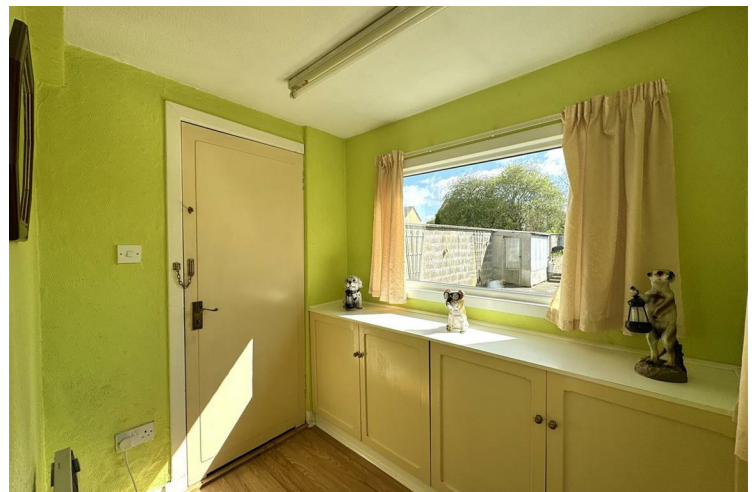
**6.64m x 3.49m (21'9" x 11'5")**

The lounge is open to the dining area via an archway. An electric coal effect fire with tiled surround provides a pleasing focal point to this comfortable room. A large window to the front elevation allows for a good degree of natural light. The dining area has a window to the rear and has ample space for dining furniture. Carpet completes this room.

## KITCHEN

**2.98m x 2.88m (9'9" x 9'5")**

The kitchen is laid with laminate flooring and fitted with a combination of wall mounted and floor-based units with worktop, stainless steel sink with drainer, freestanding cooker, washing machine and fridge freezer. There is space for dining furniture and window to the rear. Access is provided to the rear hallway.



## REAR HALLWAY

The hallway to the rear is fitted with floor-based units and cupboard, providing ample storage. Access is provided to the rear garden.

## BEDROOM 1

**5.57 x 3.23 (18'3" x 10'7")**

Bedroom one, located to the front elevation, is a large double room and is laid with carpet. Wall mounted wardrobes provide ample storage space.

## BEDROOM 2

**3.49 x 3.27 (11'5" x 10'8")**

The second bedroom is another double room with wall mounted wardrobes. This room is laid with carpet and overlooks the rear garden.

## BATHROOM

**1.99 x 1.74 (6'6" x 5'8")**

The bathroom is located to the rear elevation and is furnished with a WC, wash hand basin with storage cupboard under and shower cubicle housing mains shower.

## HEATING

The heating is electric based and consists of a mix of Dimplex electric panel heaters (located in Rear Hall and both Bedrooms) and Wibo electric heaters (located in Living Room and Front Hall).

## GLAZING

Double glazed.

## PARKING

On-street parking.

## SERVICES

Mains water, drainage, electric, telephone and TV points.

## COUNCIL TAX BAND - B

## EPC BAND -D

## EXTRAS INCLUDED

All fitted carpets, curtains, floor coverings, window fittings, light fixtures, white goods and tumble dryer located in shed.

## VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department (01463) 251200.















Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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