



Innes & Mackay

**12 GLENDRUIDH ROAD, MILTON,
INVERNESS, IV2 3DD**

- ONE BED SEMI DETACHED BUNGALOW
- IDEAL FIRST TIME BUY
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GARDENS TO FRONT AND REAR
- QUIET LOCATION

**Offers Over
£135,000**



DESCRIPTION

This one-bedroom, semi-detached bungalow, is located in the popular Milton area of Inverness is conveniently close to a range of excellent facilities and is within easy reach of the City Centre, Raigmore Hospital and Inverness Airport. The property benefits from double glazing, gas fired central heating via a new gas boiler and allocated parking. Viewing is recommended to fully appreciate this property and convenient location.

LOCATION

Amenities to the property can be found at Hilton shopping centre which includes a general store, chemist, hair salon and restaurant/bar. Additional facilities can be found at Inshes Retail Park which include supermarkets, petrol station, takeaway and selection of retail outlets. A regular bus service to and from Inverness City Centre is routed close by. Education is provided at Hilton Primary School or Inverness Royal Academy, both of which are within easy walking distance. Inverness City Centre, a short distance away, offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

GARDENS

The gardens to the front are accessed via wooden gate opening onto the paved pathway leading to the

front door. Either side are lawned areas with a small border containing a selection of plants and flowers. Picket fencing encloses the gardens here. The rear garden, accessed also via a wooden gate, has a paved pathway leading to the back door and has a grassed area from which to enjoy the all day sun. A timber shed provides external storage along with a small gravelled area for additional storage.

ENTRANCE HALLWAY

Newly fitted front door opens into the carpeted hallway which provides access to the lounge. Good storage is provided here along with coat hooks.

LOUNGE

4.37m x 3.25m (14'4" x 10'7")

The lounge is a generous sized room with a large window to the front providing good light. Access is gained from here to both the kitchen and through to the rear hallway. Carpet completes this room.

KITCHEN

3.23m x 2.04m (10'7" x 6'8")

The kitchen is fitted with a range of floor based units and wall mounted cupboards providing good storage and working areas. Located below the window to the rear is the stainless steel sink with drainer to the side and inset in the work counter is the gas hob with electric oven under and extractor hood over. The washing machine and fridge freezer here, are both



included in the sale. Carpet completes this room.

REAR HALLWAY

Located off the lounge and kitchen is the carpeted hallway from which the bedroom and bathroom are located off. Excellent storage is provided by two walk in cupboards with a further two shelved cupboards providing additional storage. A hatch opens into the partially floored loft space and the back door opens out to the rear garden.

BEDROOM

3.53m x 3.23m (11'6" x 10'7")

The double bedroom is a good sized room with a window to the front. Carpet.

BATHROOM

2.01m x 1.69m (6'7" x 5'6")

The bathroom is fitted with a three piece suite comprising WC, wash hand basin and bath with mains shower over and curtain to the side. This room is tiled to ceiling height, has a window to the rear and has vinyl flooring.

HEATING

Gas central heating via a recently installed combi boiler.

GLAZING

Fully double glazed.

PARKING

Allocated parking for one vehicle.

COUNCIL TAX BAND

Band B

EPC

Band C69

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge freezer, gas hob and electric oven. The leather settees can also be included in the sale. Garden shed.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV point. Interlinked fire alarms.

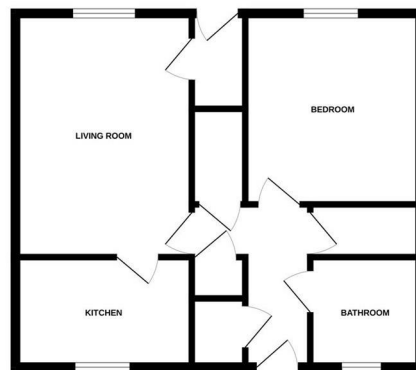
VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200.





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan, it is not intended to be used as a substitute for a professional survey. The floor plan is provided for guidance purposes only and should not be relied upon. The floor plan is provided for guidance purposes only and should not be relied upon. The floor plan is provided for guidance purposes only and should not be relied upon.

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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