



Innes & Mackay

**16 GREBE AVENUE, DRAKIES,
INVERNESS, IV2 3TD**

- SEMI-DETACHED VILLA LOCATED IN THE POPULAR DRAKIES AREA OF INVERNESS
- WALKING DISTANCE OF PARK AND PRIMARY SCHOOL
- TWO DOUBLE BEDROOMS
- ENCLOSED PRIVATE REAR GARDEN
- IDEAL FOR FIRST TIME BUYER/YOUNG FAMILY

**OFFERS OVER
£175,000**



PROPERTY DESCRIPTION

This two-bedroom semi-detached villa is located in the popular Drakies district of Inverness, convenient for a wide range of local amenities at Inshes Retail Park and also Raigmore Hospital and Police Headquarters. This property offers ideal accommodation for first time buyers/young family and boasts off street driveway parking and an enclosed private rear garden. Early viewing is recommended.

LOCATION

The property is located in the popular Drakies area of the Inverness. The property is well placed for the local Primary School with secondary schooling being provided at Millburn Academy. There are a number of excellent shopping facilities located at Inshes Retail Park which adds to the appeal and convenience of the area. The Southern Distributor Road runs adjacent providing access to Raigmore hospital, Police headquarters and Beechwood Business Park but to name a few. There is also a regular bus service to and from the city centre.

GARDENS

The garden to the front of the property is laid to lawn and a lengthy driveway to the side, provides ample off-street parking. The private rear garden is enclosed by wooden fencing and has an area laid to lawn and a patio area. There are two flower beds planted with a variety of plants

and shrubs. A timber shed provides external storage.

ENTRANCE VESTIBULE

The vestibule is laid with carpet and has a cupboard housing the electric meter. Access is provided to the lounge.

LOUNGE

5.58m x 3.93m (18'3" x 12'10")

The lounge is a bright and comfortable room, laid with carpet and has a large window to the front elevation. A pleasing focal point of this room is the electric fireplace. Access is provided to the kitchen and stairs lead to the first-floor landing.

KITCHEN

3.91m x 2.51m (12'9" x 8'2")

The kitchen is fitted with a combination of wall mounted and floor-based units with worktop, stainless steel sink with drainer, oven with electric hob and extractor hood, washing machine and fridge freezer. The kitchen is laid with laminate and access is provided to the rear garden.

LANDING

The staircase leads to the landing, where access is provided to the two bedrooms, bathroom and storage cupboard. There is also a loft hatch providing access to the loft space.



BEDROOM 1

3.93m x 2.54m (12'10" x 8'3")

Bedroom one is a double bedroom with a window to the rear elevation. This room is laid with carpet and benefits from a small storage cupboard.

BEDROOM 2

3.93m x 2.52m (12'10" x 8'3")

Located to the front, bedroom two is another well-proportioned double room laid with carpet. This bedroom also benefits from an integrated single wardrobe.

SHOWER ROOM

1.89m x 1.88 (6'2" x 6'2")

This room is laid with vinyl and furnished with a wash hand basin, WC, shower cubicle with electric shower.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Off-street driveway parking

EPC BAND - C

COUNCIL TAX BAND - C

SERVICES

Mains water, mains drainage, gas, electricity, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fixtures.

VIEWING ARRANGEMENTS

Viewings through Innes and Mackay property department on 01463 251200.





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1086323)







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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