



Innes & Mackay

33 Castle Heather Road, Inverness IV2 4EA

- TWO BEDROOMS
- EXTENDED TWO BEDROOM VILLA
- STUNNING GARDENS
- CORNER PLOT
- CONSERVATORY
- IDEAL FIRST TIME BUY
- OFF ROAD PARKING
- LOVELY NEIGHBOURHOOD

Offers Over
£220,000



DESCRIPTION

Viewing comes highly recommended for this extended two bedroom semi-detached villa located in the popular Castle Heather district of Inverness, set within a quiet well maintained cul-de-sac close to local amenities. The property enjoys lovely, well manicured gardens to the rear which can be enjoyed from the conservatory. Benefitting from gas central heating and recently installed double glazing, this desirable home ideal for the first time buyer or a young family, has a beautiful, modern and contemporary kitchen with patio doors opening out to the rear and a utility room and WC accessed from the kitchen. Viewing is a must in order to appreciate this very desirable home.

LOCATION

The property is located just off the main thoroughfare in the popular Castle Heather area of Inverness, within a well kept circle of similar properties, approximately two miles from the city centre. Local amenities within walking distance at the nearby Balloan shopping area include a pharmacy, hairdresser, general store and bar/diner with Raigmore Hospital and the Inshes shopping centre located a short distance from here. There is easy access to the Southern distributor road and hence to the A9 road to North and South together with regular bus services to the city centre.

GARDENS

To the front of the property, the gardens have been laid with paving slabs providing a driveway for two cars. To the side, a gate opens through to the rear garden. The gardens here are absolutely beautiful and have been thoughtfully designed to incorporate the full day sun in all areas. A paved patio area overlooks the gardens on to the lawns, mature trees, fruit trees, raised beds and decking. To the rear of the garden is a vegetable patch which has an abundance of vegetables, soft fruit trees and a small wooden shed which provides external storage. High fencing encloses these stunning gardens and also provides excellent privacy.



ENTRANCE

Attractive front door opens into the entrance hallway which provides access to the lounge and via carpeted stairs to the landing.

LOUNGE

3.96m x 3.48 (12'11" x 11'5")

The lounge is a comfortable room with a window to the front and access through to the dining/family area. This room benefits from an understair cupboard which has power and light and provides additional storage.

DINING/FAMILY ROOM

4.80m x 2.48 (15'8" x 8'1")

The dining area also provides a pleasing seating area along with access through to the kitchen and via patio doors to the conservatory. This area is laid with carpet.

KITCHEN

3.97m x 2.51m (13'0" x 8'2")

The kitchen is fitted with a range of modern and contemporary wall based units and drawers all providing good storage and working areas. Inset in the work counter is the sink with drainer to the side along with the gas hob with extractor hood over. To the side is an Eco electric oven and integrally fitted is the dishwasher (never been used). Patio doors provide access to the rear garden and door leads through to the Utility room. Attractive vinyl flooring complete this room giving a pleasing finish.

UTILITY ROOM

3.33m x 1.35m (10'11" x 4'5")

The Utility room is fitted with a floor based unit housing the sink with drainer to the side and washing machine under. With a window to the side, there is a part glazed door providing access out to the garden



and a further door opening into the WC. A slimline cupboard provides further storage and there is space for a large fridge freezer. Vinyl flooring completes this room.

CLOAKROOM

1.34m x 0.73m (4'4" x 2'4")

The cloakroom is furnished with a WC and corner wash hand basin. Bevelled window to the front and vinyl flooring complete this room.

CONSERVATORY

2.77m x 3.61m (9'1" x 11'10")

A pleasing addition to this property, the Conservatory provides further living space from which to enjoy the beautiful gardens and are accessed via the double doors. Central fan gives this room a pleasing finish.

FIRST FLOOR LANDING

Carpeted stairs lead to the landing from which the two bedrooms and shower room are located. Two built in shelved cupboards provide good storage and a hatch opens into the partially floored loft space.

BEDROOM 1

3.49m x 2.59m (11'5" x 8'5")

Bedroom one is a bright and airy room located to the front elevation and benefits from built in double wardrobes located behind sliding doors. Carpet.

BEDROOM 2

3.02m x 2.48m (9'10" x 8'1")

The second bedroom located to the rear elevation is laid with carpet and benefits from built in double wardrobes located behind sliding doors.

SHOWER ROOM

2.50m x 1.89m (8'2" x 6'2")

The shower room is furnished with a dual flush WC, circular wash hand basin set in an ornate wooden table and a recessed tiled shower cubicle housing an electric shower. Window to the rear, heated towel rail, dado rail and wood effect vinyl flooring complete this room.

HEATING

Gas central heating via a combi boiler.

GLAZING

The property is fully double glazed with recently fitted new windows.

PARKING

Ample off road parking to the front of the property.

COUNCIL TAX

Band D.

EPC

Band C70.

EXTRAS INCLUDED

All fitted carpets, blinds, integrated dishwasher, washing machine, fridge freezer, gas hob, electric eco oven and extractor hood.

SERVICES

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

VIEWING ARRANGEMENTS

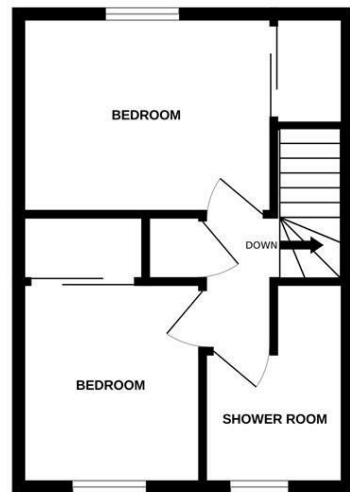
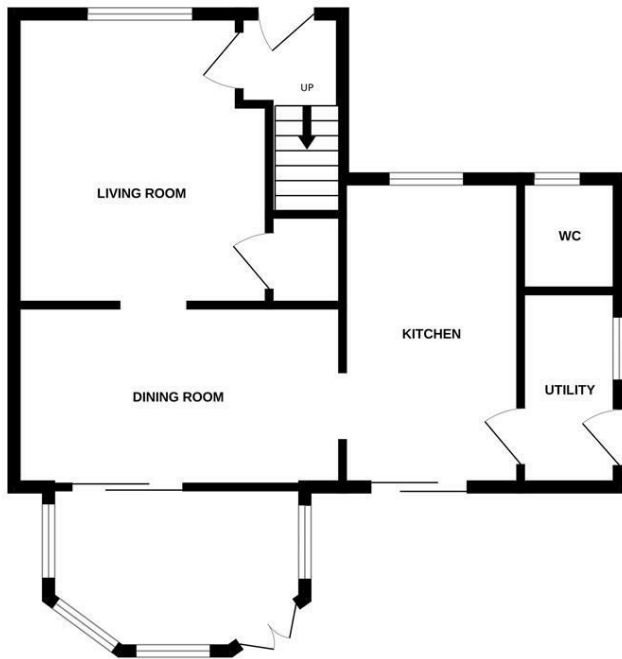
Viewing is through Innes and Mackay property department (01463) 251200.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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