

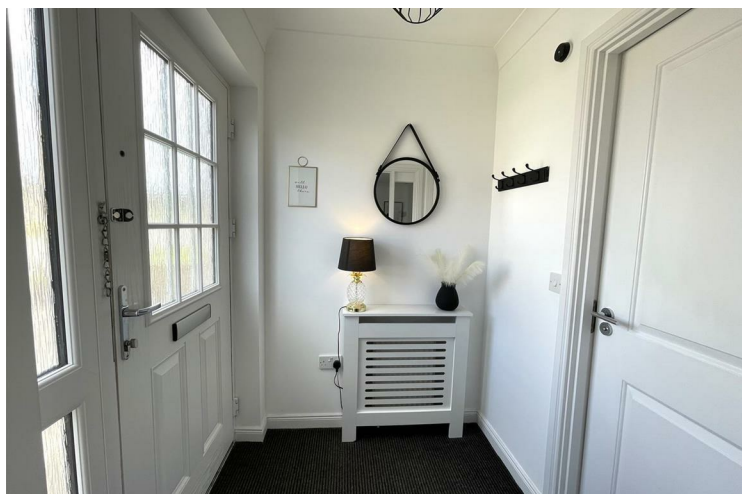


Innes & Mackay

**25 BRAMBLE CLOSE, SLACKBUIE,
INVERNESS, IV2 6BS**

- SEMI DETACHED VILLA
- THREE BEDROOMS
- MASTER EN-SUITE SHOWER
- DECORATED IN NEUTRAL TONES
- WALK IN CONDITION
- NEW FLOORING AND CARPETS THROUGHOUT
- GAS CENTRAL HEATING
- ENCLOSED GARDENS TO REAR.

**Offers Over
£230,000**



DESCRIPTION

Viewing comes highly recommended for this beautifully presented and immaculate family home, in walk in condition, located in the popular and sought after Slackbuie development of Inverness. Built by Tulloch Homes approximately eleven years ago to their "Torran" design, this three bed semi detached villa is decorated in pleasing and neutral tones throughout along with new "Moduleo" flooring and carpeting, providing comfortable accommodation with the master bedroom benefitting from an en-suite shower room. The property which has gas central heating and is fully double glazed, has low maintenance gardens to the front and rear together with off road parking. This lovely home would suit a variety of potential purchasers.

LOCATION

The property is located in the popular Slackbuie district of Inverness. It has easy access to the Southern distributor road which provides entry to Asda and Inshes Retail Park which has a selection of stores, supermarkets, a private gym and fast food outlets. A secondary school is within walking distance and primary schools are nearby. There is a regular bus service into the city centre where a more comprehensive range of amenities can be found. Inverness has a train station that offers regular onward links to major regional centres including a sleeper service to London. Inverness Airport is less than 10 miles away, offering a number of domestic and European flights.

GARDENS

To the front, the gardens are laid to lawn with a low rise wall separating the next door garden. Paved pathway leads to the front door and to the side, a driveway provides off road parking. Gate opens through to the rear garden which is again laid to lawn and benefits from a paved patio area from which to enjoy the all day sun. This garden elevated at the rear, which is enclosed with wall and fencing has a lovely mature Cherry tree together with further variety trees providing a degree of privacy.

ENTRANCE VESTIBULE

Attractive front door opens into the bright and airy, carpeted hallway which provides access to the lounge and downstairs WC.

DOWNSTAIRS WC

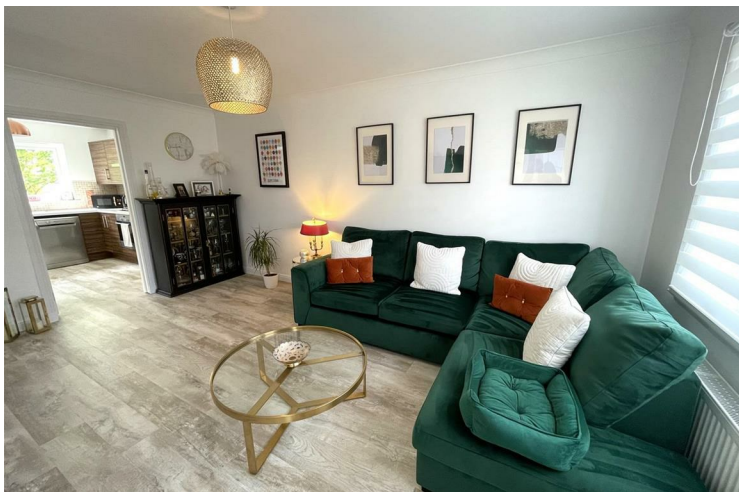
2.34m x 1.64m (7'8" x 5'4")

The WC is a generous sized room with a bevelled window to the side. This room is furnished with a dual flush WC, wash hand basin with mirror above. The washing machine is also plumbed in here. Extractor fan and "Moduleo" flooring completes this room.

LOUNGE

5.04m x 3.43m (16'6" x 11'3")

The lounge is a bright and spacious room, located to the front of the property and has stairs leading off up to the first floor landing. Glazed door leads through to the kitchen. Modern flooring gives a pleasing finish and extends through to the kitchen.



KITCHEN/DINING

5.21m x 3.37m (17'1" x 11'0")

Located off the lounge, the family kitchen is a bright and airy room with window to the rear together with French doors leading out to the patio area. The kitchen is fitted with ample and modern floor based units together with wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the one and a half bowl stainless steel sink with drainer to the side and there is a gas hob with electric oven under and stainless steel extractor hood above with matching splash back to the rear. Plumbed in is the dishwasher which will be included in the sale there is space for a fridge freezer (also included) along with ample room for a dining table. The kitchen also benefits from an under stair cupboard providing good storage.

FIRST FLOOR LANDING

Located off the lounge, carpeted stairs lead up to the first floor landing. With a window to the side allowing a flood of natural light, the landing provides access to the three bedrooms and family bathroom and a hatch with drop down ladder opens into the floored loft space.

BEDROOM 1 & ENSUITE

3.24m x 3.21m (10'7" x 10'6")

The master bedroom is a comfortable room located to the rear elevation and benefits from built in double wardrobes located behind sliding mirrored doors, providing hanging rails and shelving. Carpet completes this room and a door leads through to the en-suite shower room.

ENSUITE

2.01m x 1.83m (6'7" x 6'0")

The en-suite is furnished with a walk-in shower cubicle housing an electric shower and is finished with attractive tiling. There is also a dual flush WC and wash hand basin inset in a fitted vanity unit providing good storage under. Bevelled window to the rear, vinyl flooring and extractor fan complete this room.

BEDROOM 2

2.95m x 2.82m (9'8" x 9'3")

The second bedroom located to the front elevation, is a double room and benefits from built in wardrobes located behind sliding mirrored doors. Carpet completes bedroom two.

BEDROOM 3

2.97m x 2.24m (9'8" x 7'4")

The third bedroom is a single room located to the front elevation and enjoys lovely open views to the Black Isle and Moray Firth. Carpet completes this room.

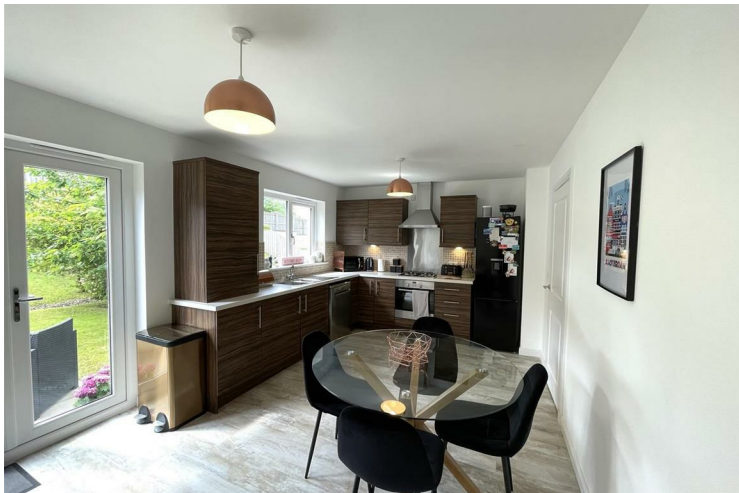
BATHROOM

3.31m x 1.95m (10'10" x 6'4")

The bathroom is furnished with a three piece suite comprising a dual flush WC and wash hand basin which is inset in a vanity unit providing storage space under and a bath with mains shower over and screen to the side. Vinyl flooring, attractive tiling and extractor fan complete this room.

HEATING

Gas central heating.



GLAZING

Fully double glazed.

PARKING

Off road parking to the side of the property for a number of cars.

COUNCIL TAX

Band D

EPC

Band C80.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, dishwasher, fridge freezer, gas hob, electric oven and cooker hood. Garden shed.

SERVICES

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

VIEWING ARRANGEMENTS

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

HOME REPORT

The Home Report for this property can be downloaded from the HSPC.

GENERAL

There are factoring charges within this development to cover the maintenance of the communal gardens grounds and parks areas amounting to a floating charge of £150 held, with monthly direct debit payments of £19.00.

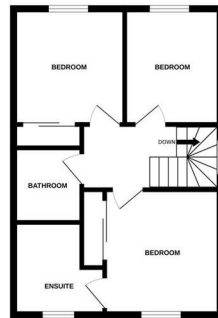






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of plans, drawings, models and the printed form are approximate and not responsible for any error, omission or misstatement. The plans, drawings, models and printed form are for guidance purposes only and should not be relied upon for any purpose. The furniture, fixtures and appliances shown here are not included in the purchase price. Innes & Mackay Property Services Ltd. is not responsible for any error or omission. Made with AutoCAD 2014

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

Kintail House
 Beechwood Business Park
 Inverness
 IV2 3BW

01463 251 200
 property@innesmackay.com
 www.innesmackay.com



Innes & Mackay