



Innes & Mackay

37 INSHES CRESCENT, DRAKIES, INVERNESS IV2 3SP

- SEMI DETACHED VILLA
- THREE BEDROOMS
- MODERN AND CONTEMPORARY STYLE THROUGHOUT
- BRAND NEW FITTED BATHROOM
- QUALITY FINISHINGS THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- VIEWING HIGHLY RECOMMENDED

Offers Over
£215,000



DESCRIPTION

Viewing comes highly recommended in order to appreciate this beautifully presented semi detached three bedroom villa located in the sought after Drakies district of Inverness. This property offers contemporary accommodation for a growing family and boasts off street driveway parking and attached garage. The current owners have just fitted a brand new modern bathroom, re-decorated in pleasing tones throughout and viewing is a must. The property also benefits from gas central heating, is fully double glazed and has off road parking together with a single attached garage.

LOCATION

The property which is located in the popular and sought after Drakies area of the Inverness 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 gravel of ease of maintenance and a paved pathway proceeds to the front door along with the tarmac driveway providing access to the attached garage. To the rear the, the garden is predominately laid to lawn, with an area laid to patio which is accessed via the back door. There are also two decking areas which act as an ideal space for outdoor entertaining. High fencing encloses the gardens here providing a good degree of privacy.

ENTRANCE HALLWAY

Attractive front door opens into the hallway which is laid with

Karndean flooring and carpeted stairs leading up to the first floor landing. Fifteen paned glass door opens into the bright and airy living room.

LOUNGE

4.14m x 4.17m (13'6" x 13'8")

This comfortable lounge has a large window to the front elevation and double doors provide access to the kitchen/diner. Laid with modern flooring this room also has an under stair storage cupboard and a wall mounted log effect electric fire provides a pleasing focal point to this room. Wall mounted TV bracket and shelving to the side provide a an area for display purposes.

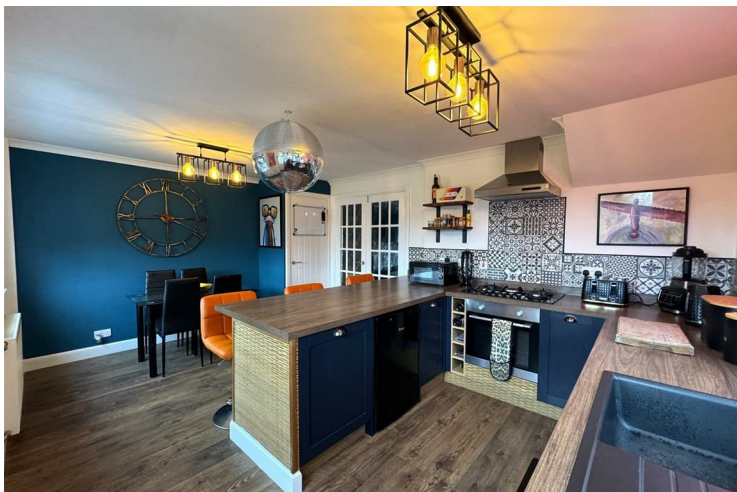
KITCHEN/DINER

5.09m x 3.50m (16'8" x 11'5")

The kitchen/diner benefits from a good degree of natural light courtesy of windows to the rear and side elevations. The kitchen is fitted with an excellent range of modern floor based units with oak effect worktops, sink with drainer to the side, gas hob with oven under and extractor hood above. Located below the work counter is the washing machine, fridge and dishwasher. Attractive tiling between the units give a pleasing finish to this room. There is ample space for a dining table and chairs and a built in cupboard provides good storage. Karndean flooring gives this room a pleasing finish.

FIRST FLOOR LANDING

The carpeted stairway leads to the spacious landing where a window to the side provides a good source of natural light. Three bedrooms and the family bathroom are located off here and a shelved cupboard provides good storage. Hatch opens into the partially floored loft space.



BEDROOM 1

4.17m x 2.65m (13'8" x 8'8")

Bedroom one is a double room located to the front elevation and benefits from built in wardrobes located behind sliding mirrored doors. Karndean flooring provides a pleasing finish to this bright and airy room.

BEDROOM 2

3.52m x 3.08m (11'6" x 10'1")

Bedroom two is a generous sized room located to the rear elevation and benefits from a built in single wardrobe providing hanging rail and storage. Karndean flooring completes this room.

BEDROOM 3

3.24m x 2.36m (10'7" x 7'8")

The third bedroom located to the front, is a good sized room and benefits from Karndean flooring.

BATHROOM

1.91m x 1.87m (6'3" x 6'1")

The newly fitted bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and shower bath with a double headed mains shower. Attractive wet wall gives this room a pleasing finish along with a chrome ladder style heated towel rail and modern vinyl flooring.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING

Off street driveway parking leading to the attached single garage.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, fridge, dishwasher, gas hob and electric oven.

SERVICES

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

COUNCIL TAX BAND

Band D

EPC

Band D

VIEWING ARRANGEMENTS

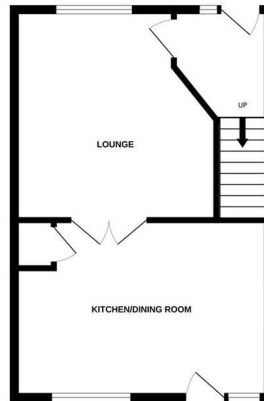
Viewing is strictly through Innes and Mackay Property department (01463) 251200.





GROUND FLOOR

1ST FLOOR



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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