



Innes & Mackay

14 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
- AMPLE OFF-STREET PARKING
- 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 benefits from ample off street driveway parking and gas central heating. 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 easy access to the A9, Raigmore hospital, Police headquarters, Beechwood Business Park and UHI (university of the highlands and islands) 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 with stone chips and a lengthy driveway to the side with carport, provides ample off-street parking. The rear garden is predominately paved with a fenced area laid to lawn. A large timber garage provides external storage.

ENTRANCE VESTIBULE

The front door opens into the vestibule. This space has a cupboard housing the electric meter and provides access to the lounge.

LOUNGE

5.48m x 3.92m (17'11" x 12'10")

The lounge is a bright and comfortable room with a large window to the front elevation. A pleasing focal point of this room is the electric fireplace (there was previously a gas fireplace which can be reinstated). Access is provided to the kitchen and stairs lead to the first-floor landing.

KITCHEN

3.91m x 2.53m (12'9" x 8'3")

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

STAIRCASE TO 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

3.92m x 2.54m (12'10" x 8'3")

Located to the rear, bedroom one is a well-proportioned double room laid with carpet and benefits from an integrated storage cupboard.

BEDROOM 2

3.92m x 2.49m (12'10" x 8'2")

Bedroom two is another double bedroom with a window to the front elevation. This room is laid with carpet and benefits from a single integral wardrobe.

BATHROOM

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

The bathroom is furnished with a wash hand basin, WC and bath with mains shower. There is a window to the rear elevation and tiled flooring completes this room.

PARKING

Ample driveway parking with carport.

GLAZING

Double glazing

HEATING

Gas central heating

COUNCIL TAX BAND - C

EPC BAND - D

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

Through Innes and Mackay property on 01463 251200.





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123593)







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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