



Innes & Mackay

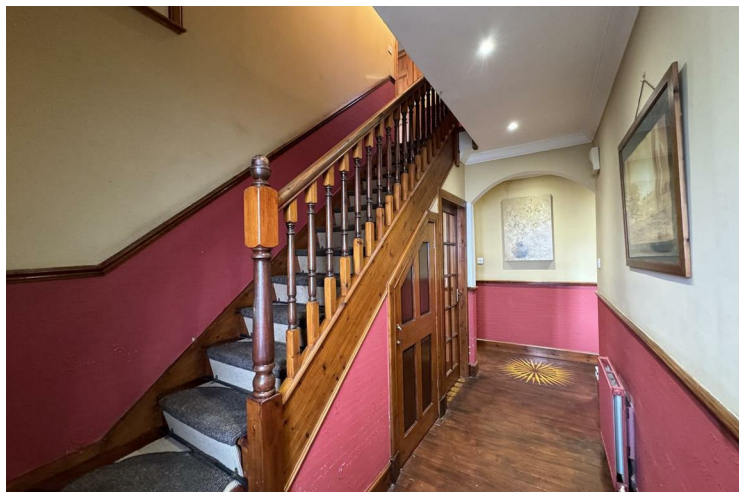
15 Damfield Road, Inverness IV2 3LP

- DESIRABLE FAMILY HOME LOCATED CLOSE TO AMENITIES & CITY CENTRE
- THREE RECEPTION ROOMS
- FOUR BEDROOMS - 3 WITH ENSUITE SHOWER ROOMS
- FAMILY BATHROOM
- GENEROUS PLOT WITH AMPLE PARKING
- GAS CENTRAL HEATING

NEW REDUCED PRICE!

FIXED PRICE

£345,000



PROPERTY DESCRIPTION

This desirable family home is ideally located in the popular Kingsmills area of Inverness, close to local amenities and the city centre. Comprising three reception rooms, four bedrooms, bathroom and three ensuite shower rooms this property retains many original features such as oak doors, deep skirtings and wooden flooring. Viewing comes highly recommended.

LOCATION

The property is located on Damfield Road and is well placed for Inshes Retail park, Raigmore Hospital and the Highlands & Islands University. Inverness Golf Club is also located a short walk from the property. The property is located within easy access of local amenities at Kingsmills which include two play parks, optician, a delicatessen, a general store, a café, a tearoom, a barber, a hairdresser and a chemist and amenities at Inshes Retail Park. Crown Primary and Millburn Academy Secondary School is located nearby and there is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including bus and train stations, Eastgate Shopping Centre, a Post Office, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

GARDENS

The property sits on a generous plot. A lengthy driveway to the

side proceeds to the carport, providing ample parking. The established garden to the front is laid with gravel for ease of maintenance and planted with a variety of trees and shrubs. The rear garden is predominately laid to lawn and bordered with mature hedging and trees. There is a detached single garage and shed to the rear.

ENTRANCE HALLWAY

The front door opens into the hallway where access is provided to the lounge, sitting room, kitchen, bedroom and bathroom. The hallway is open to the stairs and two cupboards provide ample storage.

LOUNGE

4.71m x 4.52m widest points (15'5" x 14'9" widest points)

The lounge is a comfortable and spacious room and features a bay window to the front elevation and shelved alcove. A pleasing focal point of this room is the gas fireplace with slate hearth and wooden mantle.

KITCHEN

4.74m x 4.39m widest points (15'6" x 14'4" widest points)

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, gas hob with extractor, eye level oven and grill and stainless steel sink. There is ample space for a fridge freezer and dining furniture. There are windows to the side elevations. Access is provided to the rear hall.



REAR HALLWAY

The rear hall provides access to the utility room, WC and rear garden.

UTILTY ROOM

1.89m x 1.81m (6'2" x 5'11")

This room houses the boiler and water tank and is furnished with wall mounted and floor based units with worktop and has space for a washing machine and tumble dryer. There are windows to the rear and side elevations.

WC

This room is furnished with a wash hand basin and WC. There is a window to the rear elevation.

SITTING ROOM

4.55m x 3.57m (14'11" x 11'8")

This room is currently used as a sitting room but could also be used as a separate dining room or bedroom.

BEDROOM 4

3.74m x 3.22m widest points (12'3" x 10'6" widest points)

Located on the ground floor, this bedroom benefits from double integrated wardrobe and has a window to the rear elevation.

BATHROOM

2.94m x 2.63m (9'7" x 8'7")

The bathroom is a generous size and is furnished with a

wash hand basin, WC, freestanding bath, shower cubicle with mains shower. There is a window to the rear elevation.

STAIRCASE TO LANDING

The staircase proceeds to the landing where access is provided to the three bedrooms. Access is provided to the loft space and eaves of the property.

BEDROOM 1

3.58m x 3.22m (11'8" x 10'6")

This well-proportioned double room benefits from a good degree of natural light courtesy of a window to the front elevation. There is a spacious walk-in wardrobe and access is provided to the ensuite shower room.

ENSUITE 1

2.00m x 1.82m widest points (6'6" x 5'11" widest points)

This ensuite is furnished with a wash hand basin, WC and shower cubicle with mains shower. Vinyl flooring completes this room.

BEDROOM 2

4.44m x 2.72m widest points (14'6" x 8'11" widest points)

Bedroom two is a spacious room with a window to the front elevation. This room benefits from an ensuite shower room.



ENSUITE 2

2.19m x 0.88m (7'2" x 2'10")

The ensuite is furnished with a wash hand basin, WC and shower cubicle with mains shower.

BEDROOM 3

3.27m x 2.65m (10'8" x 8'8")

The third bedroom is another double room, with a Velux window to the rear elevation. This room benefits from an ensuite shower room.

ENSUITE 3

2.14m x 0.84m (7'0" x 2'9")

This en-suite is furnished with a wash hand basin., WC and shower cubicle with mains shower.

HEATING

Gas central heating

GLAZING

Predominantly double glazing

PARKING

Lengthy driveway and carport

EPC BAND - E

COUNCIL TAX BAND - F

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 department on 01463 251200.







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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