

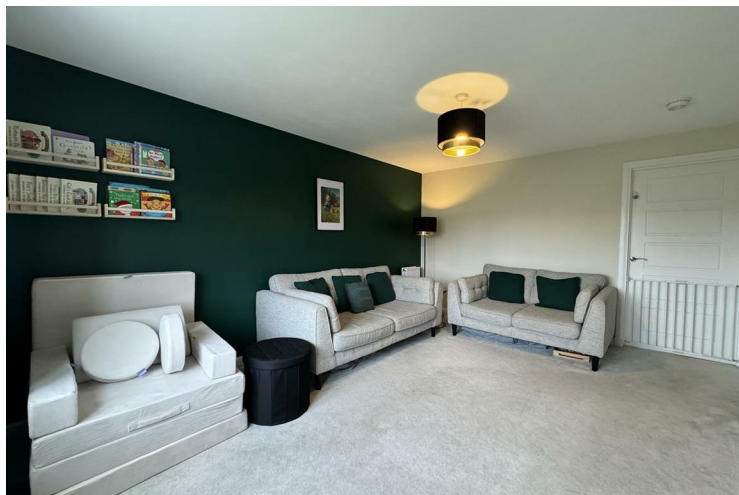


Innes & Mackay

5 KILFINAN WAY, SLACKBUIE, INVERNESS, IV2 6FL

- WELL-PRESENTED THREE BEDROOM FAMILY HOME
- LOCATED IN THE POPULAR SLACKBUIE AREA OF INVERNESS - CLOSE TO AMENITIES
- BRIGHT AND WELL-PROPORTIONED ACCOMMODATION
- IMMACULATE CONDITION
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING

**OFFERS OVER
£235,000**



PROPERTY DESCRIPTION

This deceptively spacious end-terraced villa is located in the popular Slackbuie area of Inverness, close to local amenities. This attractive family home boasts bright and well-proportioned accommodation throughout comprising lounge, kitchen, utility area, WC, three bedrooms and bathroom. Early viewing is recommended to appreciate the walk-in condition of this desirable property.

LOCATION

Kilfinan Way is located on the outskirts of Slackbuie approximately 3 miles south of Inverness City Centre. Primary schooling can be found at the nearby Cauldeen Primary School and Secondary schooling at Inverness Royal Academy, both of which are within very short walking distance. The property is just off the southern distributor road which provides easy access to the nearby Asda and Tesco supermarkets, Fairways Business Park, Inshes Retail Park and Raigmore Hospital. Inverness City Centre is a short distance away and offers a further extensive array of amenities that a city has to offer.

GARDEN

The garden to the front is laid to lawn, with a pathway proceeding to the front door. The rear garden is laid to lawn and enclosed by wooden fencing.

ENTRANCE HALL

The hallway is open to the staircase and provides access to the lounge.

LOUNGE

4.63m x 3.76m (15'2" x 12'4")

The bright and spacious lounge is laid with carpet and has a window to the front elevation. There is an under stair storage cupboard and access is provided to the kitchen.

KITCHEN

3.62m x 3.61m (11'10" x 11'10")

The kitchen is laid with LVT flooring and fitted with a combination of wall mounted and floor based units with worktop and stainless steel sink with drainer. Integrated appliances include oven with gas hob and extractor hood, fridge freezer and dishwasher. There is ample space for dining furniture and access is provided to the rear garden.



UTILITY ROOM

1.94m x 1.14m (6'4" x 3'8")

This area is fitted with a worktop and has ample space for appliances. Access is provided to the WC.

WC

1.79m x 1.14m (5'10" x 3'8")

This room is furnished with a wash hand basin, WC and extractor fan. LVT flooring completes this room.

STAIRCASE TO LANDING

The carpeted staircase proceeds to the landing where access is provided to the three bedrooms and bathroom. There is a ceiling hatch providing access to the loft space.

BEDROOM 1

3.95m x 3.65m (12'11" x 11'11")

This good-sized double bedroom is laid with carpet and has a window to the front elevation. This room benefits from a double integral wardrobe with mirrored sliding doors and storage cupboard.

BATHROOM

1.94m x 1.90m (6'4" x 6'2")

The bathroom is furnished with a wash hand basin, WC, bath with mains shower and extractor fan. This room is laid with LVT flooring and has a window to the side elevation.

BEDROOM 2

3.32m x 3.04m (10'10" x 9'11")

Located to the rear, bedroom two is another double room laid with carpet.

BEDROOM 3

3.15m x 2.07m (10'4" x 6'9")

The third bedroom is a single room laid with carpet. There a window to the rear elevation.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Two allocated parking spaces to the rear.



EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV point. Solar panelling.

COUNCIL TAX BAND - D

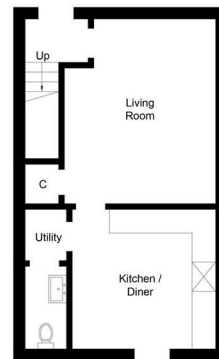
EPC BAND - B

VIEWING ARRANGEMENTS

Viewing through Innes and Mackay 01463 251200.







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1136714)

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