Innes & Mackay

40 Miers Avenue, Drakies, Inverness, IV2 3SB

- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- ELECTRIC HEATING
- DOUBLE GLAZED
- VIEWING HIGHLY RECOMMENDED

Offers Over

£190,000

DESCRIPTION

Well appointed within a quiet cul-de-sac, this two bed semi detached bungalow offers anyone looking for a comfortable property on one level with the addition of a recently installed modern wet room, modern kitchen and benefits from low maintenance gardens to the front and rear. With ample off road parking, the property benefits from electric heating, is fully double glazed and is decorated in neutral tones throughout. Viewing comes highly recommended.

LOCATION

The property, nestled in a quiet cul-de-sac is located in the sought after Drakies area of Inverness. Primary schooling is available at Drakies Primary School which is a short walk away with secondary pupils attending Millburn Academy. Raigmore Hospital, Police Headquarters, Life Scan Scotland and the UHI Campus are all within easy reach. There are excellent local amenities at Inshes Retail Park include two supermarkets, chemist, post office, petrol station, garden store and Bannatynes Health club. There is also convenient access to the A9 and A96. There is a regular bus service into the city centre routed nearby. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living.

GARDENS

The beautiful gardens to the front are planted with a variety of seasonal bushes, shrubs and flowers all adding to the external appeal of this delightful home. To the side, the driveway provides off road parking and access to the detached timber garage. To the rear, the garden is laid to gravel with a paved pathway leading round to the rear of the garage. There is a border of mature plants all of which are enclosed with picket fencing.

HALLWAY

Glazed door opens into the carpeted hallway from which one gains access to the lounge, wet room and two bedrooms. A single built in cupboard provides good storage and a drop down hatch opens into the partially floored loft space.

LOUNGE

5.14m x 3.56m (16'10" x 11'8")

The lounge is a comfortable and generous sized room located to the rear elevation and is laid with carpet. A feature and focal point of this room is the electric coal effect fire set on a marble hearth with attractive wooden surround. Door opens through to the kitchen.

KITCHEN

5.44m x 2.19m (17'10" x 7'2")

The kitchen is fitted with a good range of modern floor based units and wall mounted cupboards all providing good storage and working areas. With space at the rear for a small dining table, the kitchen has an electric hob with double oven to the side, washing machine, tumble dryer and a stainless steel sink with drainer to the side. Windows to the rear and side provide a natural source of light. Glazed door opens out to the rear garden and vinyl flooring completes the kitchen.

BEDROOM 1

3.15m x 3.15m (10'4" x 10'4")

Bedroom one is a lovely double room located to the front elevation and is fitted with matching bedroom furniture and drawers all providing storage, hanging rails and shelving. Further storage is provided by a large walk in wardrobe. Carpet.

BEDROOM 2

3.15m x 2.47m (10'4" x 8'1")

The second bedroom is again a double room, located to the front elevation and is fitted with carpet.

WET ROOM
2.01m x 1.84m (6'7" x 6'0")
The modern wet room which has been recently fitted, comprises a dual flush WC, wash hand basin and walk in shower which is enclosed with half height folding shower doors. The shower is electric and there is a wall mounted folding set with grab rail to the side. Attractive wet wall and tiling gives this room a pleasing finish.

HEATING
The property benefits from electric storage heating.

GLAZING
Fully double glazed.

PARKING/GARAGE
Ample off road parking on the driveway which leads to the detached timber garage.

COUNCIL TAX
Band C

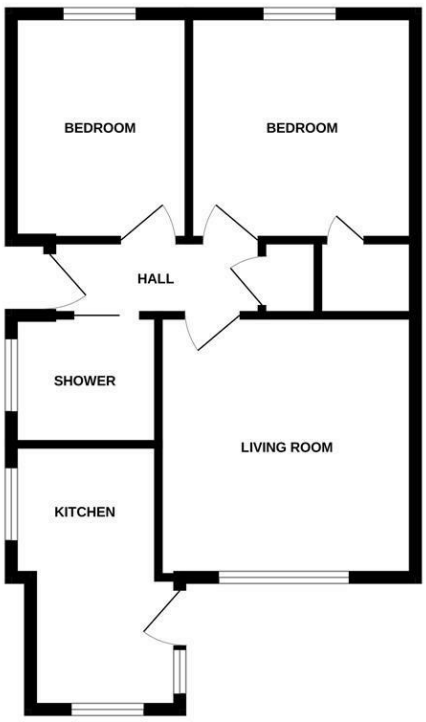
EPC
Band D56

EXTRAS INCLUDED
All fitted carpets, curtains, blinds, fridge freezer, washing machine, tumble dryer, electric hob, double oven and extractor hood.

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

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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