



Innes & Mackay

**34 Teal Avenue,
Drakies, Inverness, IV2 3TB**

- **THREE BEDROOMED DETACHED VILLA**
- **CONSERVATORY TO REAR**
- **PRIVATE ENCLOSED BACK GARDEN**
- **GARAGE**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED**

**Offers Over
£270,000**



DESCRIPTION

Located in the sought after and residential area of Drakies, viewing comes recommended for this well presented detached villa nestled within a quiet cul-de-sac with enclosed gardens to the rear. The property which would make an ideal family home, benefits from three good sized bedrooms, separate dining room and a large Conservatory to the rear. Gas central heating and double glazing along with a large link attached garage.

LOCATION

The property is located in the Drakies area of Inverness. Local amenities can be found at Inshes Retail Park and include a Tesco Supermarket, gym and garden centre along with a vast selection of other outlets. The property is in close proximity to Drakies Primary School and within easy walking distance of Raigmore Hospital and Inverness UHI. There is a regular bus service to the city centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, post office, bus and train station, bars and restaurants along with numerous other retail outlets.

GARDENS

The gardens to the front of the property have been thoughtfully designed to make the most of the all day sun, with a lovely selection of plants and bushes along with a

well manicured lawn and paved steps leading to the front door. To the side, a tarmac driveway provides ample off road parking for a number of cars and leads to the spacious garage. The rear garden which is accessed from a low rise gate has been well maintained by the current owners with a lawned area, and pathway leadings down to the summer house. The garden here is enclosed with mature hedging providing complete privacy.

HALLWAY

Part glazed door opens into the carpeted hallway which provides access to the cloakroom, lounge and via stairs to the first floor landing. A good sized understair cupboard provides additional storage.

LOUNGE

4.62m x 3.54m (15'1" x 11'7")

The lounge is a bright and comfortable room located to the front elevation and benefits from French doors opening through to the Dining room. Carpet completes this room.

DINING ROOM

3.26m x 2.85m (10'8" x 9'4")

The dining room located off the lounge is a good sized room with French doors providing access through to the Conservatory. Archway leads through to the kitchen. Carpet completes this room.



KITCHEN

3.41m x 2.74m (11'2" x 8'11")

The kitchen is fitted with a range of floor based units and wall mounted cupboards all providing good storage and working areas. With a window to the side elevation, there is a stainless steel sink with drainer to the side and a free standing electric cooker with extractor hood over. There is space and plumbing for the washing machine, fridge and freezer and access is provided out to the Conservatory via patio doors. The kitchen is finished with wood lined ceiling and floor tiles all giving a pleasing finish.

CONSERVATORY

5.25m x 2.50m (17'2" x 8'2")

This pleasing addition to the rear elevation provides further living space from which one can enjoy the gardens which can be accessed via patio doors. A further door provides access to the driveway at the side. Tiled floor and Perspex roof complete this room.

CLOAKROOM

The cloakroom is fitted with a WC and corner wash hand basin. Window to the side and tiled flooring complete this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing where access is gained to the three bedrooms and shower room. Good

storage is provided by a built in shelved cupboard where the central heating boiler is also located. A hatch opens into the partially floored loft space and a window to the side elevation provides good light dimension to the landing.

BEDROOM 1

4.43m x 2.98m (14'6" x 9'9")

Bedroom one is a lovely bright and comfortable room, located to the front elevation and is laid to carpet.

BEDROOM 2

3.48m x 2.98m (11'5" x 9'9")

The second bedroom located to the rear of the property is a double room, laid with laminate flooring and benefits from built in triple wardrobes located behind sliding mirrored doors.

BEDROOM 3

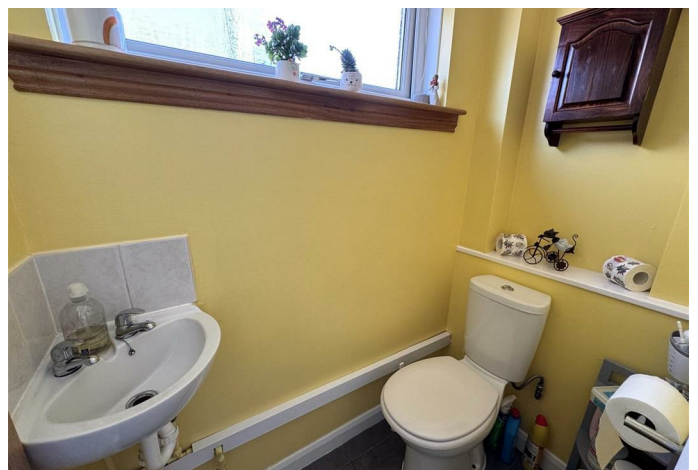
3.58m x 2.62m (11'8" x 8'7")

The third bedroom located to the front elevation is a good sized room, laid with laminate flooring and has a built in cupboard over the stairs, which has good storage and hanging rail. Laminate flooring completes bedroom three.

SHOWER ROOM

1.90m x 1.66m (6'2" x 5'5")

The shower room is furnished with a dual flush WC, wash hand basin and quadrant shower housing an electric



shower which is finished with attractive wet wall. Laid with floor tiles, this room has a patterned window to the rear and has wood lined ceiling.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING/GARAGE

Off road parking for a number of cars with block built garage which benefits from power and light.

COUNCIL TAX

Band E

EPC

Band D60

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, white goods, electric cooker and extractor hood.

SERVICES

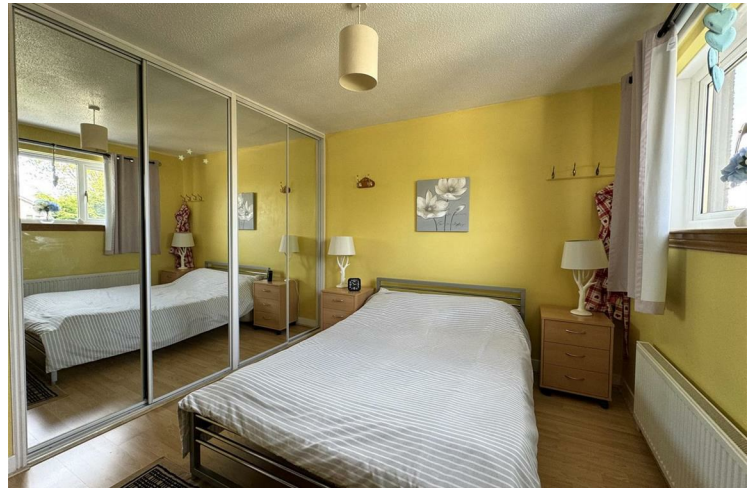
Mains water, drainage, electricity, gas, telephone and TV points.

VIEWING ARRANGEMENTS

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







Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of the property should not be relied upon as a basis for any contract. The floorplan is provided for guidance only and is not intended to be used as a basis for any contract. The floorplan is provided for guidance only and is not intended to be used as a basis for any contract.

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