



Innes & Mackay

5 Dalneigh Crescent, Dalneigh, Inverness, IV3 5AJ

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- LOCATED IN THE ESTABLISHED DALNEIGH AREA OF INVERNESS
- CLOSE TO LOCAL AMENITIES
- LARGE ENCLOSED REAR GARDEN
- DETACHED SINGLE GARAGE
- IDEAL FOR FIRST TIME BUYER/BUY TO LET INVESTOR

**Offers Over
£180,000**



PROPERTY DESCRIPTION

This two bedroom, semi-detached bungalow is located in the popular Dalneigh area of Inverness, close to local facilities and within easy reach of the City Centre. This deceptively spacious property benefits from well-proportioned rooms throughout, representing an ideal home for a first time buyer or retirement property.

LOCATION

Dalneigh Crescent is conveniently located close to Inverness City Centre and to the River Ness. Primary and secondary schooling are within walking distance and the property is well-placed for access to the Ness Islands, the Aquadome and Eden Court Theatre. A wide range of amenities can be found in the city centre including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

GARDEN

The front garden is laid with gravel for ease of maintenance, with a paved pathway leading to the front door. To the side is a driveway leading to the detached single garage. The spacious rear garden is primarily laid to lawn and enclosed by mature hedges and fencing. There is a small wooden shed and ramp provides access to the rear door.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule. Access is provided to the hallway.

HALLWAY

The carpeted hallway provides access to the lounge, two bedrooms and wet room. Hatch provides access to the loft space.

LOUNGE

4.37 x 3.90 (14'4" x 12'9")

The well-proportioned lounge is laid with carpet and benefits from a good degree of natural light courtesy of the large window to the front elevation. There is a wall mounted gas fire place and storage cupboard.

DINING ROOM

3.87 x 2.02 (12'8" x 6'7")

The dining room is located off the lounge and is laid with carpet. Open archway provides access through to the kitchen.

KITCHEN

4.14 x 3.64 (13'6" x 11'11")

The kitchen is laid with vinyl flooring and fitted with floor based and wall mounted units all providing good storage and working areas. Located below the window to the rear is the stainless steel sink with drainer to the side. There is a freestanding cooker with extractor hood over, washing machine, under counter fridge freezer and tumble dryer. A pleasing feature of this room is the circular window between the kitchen and dining area. Door provides access to the rear garden.



BEDROOM 1

3.39 x 3.36 (11'1" x 11'0")

The generous double room benefits from a window to the rear and large integral wardrobes provide ample storage. Carpet.

WET ROOM

2.30 x 1.63 (7'6" x 5'4")

The wet room is furnished with a WC, wash hand basin and a walk in shower housing a mains shower with surrounding shower curtain. Wet wall, window to the rear and extractor fan complete this room.

BEDROOM 2

4.06 x 2.56 (13'3" x 8'4")

The second bedroom is also a double room, located to the front. Carpet.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

Off-street driveway parking. Detached single garage.

COUNCIL TAX BAND - B

EPC - D

SERVICES

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

EXTRAS INCLUDED

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

VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay (01463) 251200



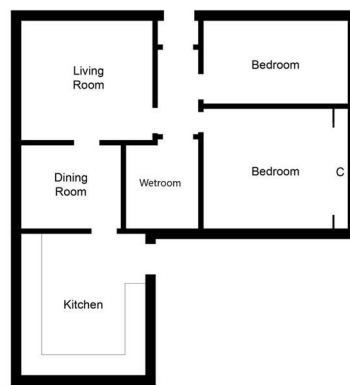


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtains.co.uk (01202496)

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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