

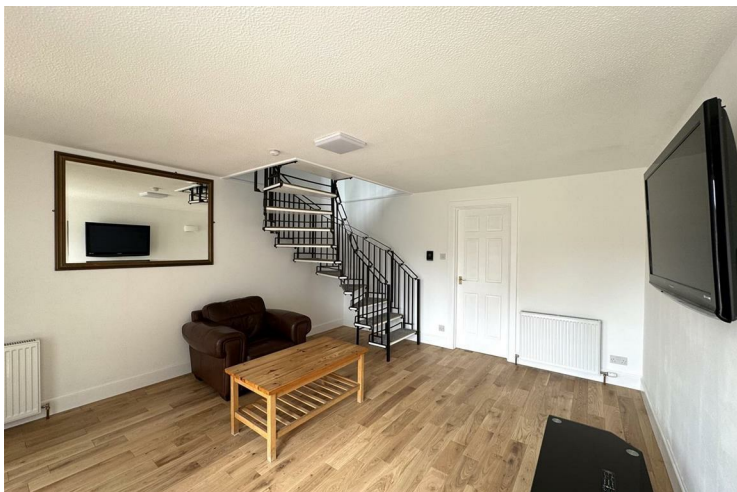


Innes & Mackay

89 Ardness Place, Inverness IV2 4PE

- TWO BED END TERRACED VILLA
- WALK-IN CONDITION
- MODERN FITTED KITCHEN AND BATHROOM
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL BUS ROUTE
- VIEWING RECOMMENDED

**OFFERS OVER
£180,000**



DESCRIPTION

Only by viewing this well appointed two bed end terraced property will one be able to appreciate the spacious and generous accommodation throughout. The property which is in walk-in condition benefits from a modern fitted kitchen and bathroom, has a feature spiral staircase providing access to the first floor landing and has gas central heating. Off road parking to the rear of the property is an added feature of this desirable property located within a very sought after location.

LOCATION

Holm is a highly regarded residential area situated a short distance from Inverness city centre. It offers a great range of local amenities and benefits from easy access to the Southern Distributor Road, connecting conveniently to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, and the UHI Campus. Residents can take advantage of nearby supermarkets including Asda and Tesco, both of which also have petrol stations. Families are well served by local schooling, with Holm Primary and Inverness Royal Academy both located within easy walking distance. A regular bus service runs nearby, making travel into the city centre straightforward. Inverness itself offers a wide variety of shops, restaurants, and cultural attractions, and benefits from excellent road, rail, and air connections.

GARDENS

The garden to the front which are partially enclosed with wooden picket fencing, is laid to lawn for ease of maintenance and have a paved path leading to the front of the property along with a paved patio area. The path continues down to the side to the rear of the property which is laid with slabs and has a large timber shed providing external storage. Enclosed with wood fencing, a gate opens to the allocated parking space.

ENTRANCE VESTIBULE

Part glazed door with glazed panel to the side, opens into the entrance vestibule which has an area for coat hanging along with a small box housing the electrics. Further door provides access to the living room.

LIVING ROOM

4.93m x 4.19m (16'2" x 13'8")

The living room which is laid with oak effect Laminate flooring, is a lovely bright room by virtue of the large picture window to the front allowing a flood of natural light. A feature of this room is the wrought iron, open tread spiral staircase which leads to the upper landing. Door allows access through to the kitchen.

KITCHEN

4.17m x 2.34m (13'8" x 7'8")

The kitchen located to the rear elevation is fitted with a range of modern floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the one and a half bowl stainless steel sink with drainer to the side and inset in the work counter is the electric hob with oven under and extractor hood above. There is a space and plumbing for a washing machine along with the fridge freezer. Part glazed door allows one access to the rear garden. Attractive wet wall and contemporary flooring complete this room.

FIRST FLOOR LANDING

Spiral staircase leads up to the carpeted landing from which one gains access to the two bedrooms and bathroom.

BEDROOM 1

3.54m x 2.43m (11'7" x 7'11")

The master bedroom located to the front elevation is a good sized double room, laid with carpet and benefits from two built in single wardrobes providing hanging rail and storage.



BEDROOM 2

3.51m x 2.32m (11'6" x 7'7")

The second bedroom is a good sized double room, located to the rear elevation and benefits from two single built in wardrobes providing hanging rail and storage. Carpet completes bedroom two.

BATHROOM

2.26m x 1.89m (7'4" x 6'2")

The bathroom is fitted with a modern three piece suite comprising a dual flush WC, wash hand basin with storage under and a shower bath with a mains, double head shower over with screen to the side. A hatch opens into the partially floored loft space and there is a patterned window to the side providing good light to this room. Attractive wet wall, flooring and ladder style heated towel rail complete this room.

HEATING

Gas central heating via a combi boiler located in the kitchen.

GLAZING

Fully double glazed.

PARKING

There is a designated off road parking space to the rear of the property.

COUNCIL TAX

Band C.

EPC BAND

Band C73

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge freezer, hob, oven and extractor hood. Wall mounted TV. Garden shed.

SERVICES

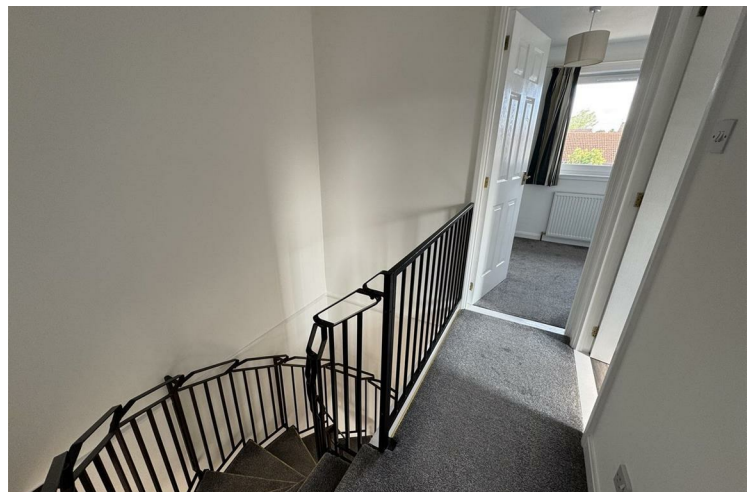
Mains water, drainage, electricity, gas, telephone and TV point. Outside tap.

VIEWING ARRANGEMENTS

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

HOME REPORT

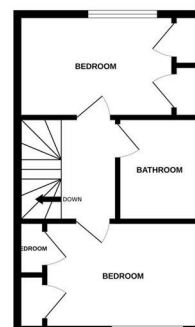
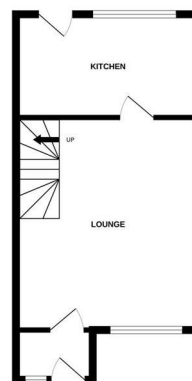
The Home Report can be downloaded via the HSPC website.





GROUND FLOOR

1ST FLOOR



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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