



Innes & Mackay

**61 Morvich Way, Hilton,
Inverness, IV2 4PL**

- **THREE BEDROOM END-TERRACED VILLA**
- **MODERN KITCHEN & SHOWER ROOM**
- **OPEN PLAN LOUNGE/DINING**
- **IDEAL FOR FIRST TIME BUY**
- **GAS CENTRAL HEATING**

**OFFERS OVER
£160,000**



PROPERTY DESCRIPTION

This immaculately presented three bedroom end-terraced villa is located in the established residential area of Hilton, close to local amenities. The spacious property offers a newly installed 'Wren' kitchen, modern shower room along with well-maintained gardens to the front and rear, all adding to the appeal of this desirable property. This home would be suitable for a variety of purchasers including a growing family or first time buyers. Viewing comes highly recommended.

LOCATION

Morvich Way is located within the Hilton area of Inverness close to a small selection of shops and amenities at the nearby Balloan Park. A short distance from here is the Inshes Retail Park which provides a Tesco Extra, together with a host of other retail units, with the Police Headquarters, Raigmore Hospital and Inverness UHI Campus located nearby. Local schooling is provided by Hilton Primary with secondary education being provided by Inverness Royal Academy.

GARDENS

Gate opens into the front garden, which is laid to lawn with a gravelled strip on one side. Paved pathway leads to the front door and hedging runs along both sides of the garden. The rear garden which is accessed from a communal pathway behind the property, has a paved pathway leading to the rear door. There is a gravelled strip and a small area laid to lawn for easy maintenance.

There is a stone built garden shed and hedging provides a degree of privacy.

ENTRANCE HALLWAY

Front door opens into the hallway which provides access to the lounge and large built in storage cupboard. Carpeted stairs lead to the first floor landing.

LOUNGE/DINING

6.38 x 3.54 (20'11" x 11'7")

The lounge is a bright and spacious room, laid with carpet, with windows to the front and rear elevations. A pleasing focal point of this room is the coal effect fireplace with wooden mantle and surround. There is ample space to the rear for dining furniture and a part glazed door provides access to the kitchen.

KITCHEN

3.56 x 3.30 (11'8" x 10'9")

The kitchen is fitted with a lovely range of modern floor based units and wall mounted cupboards all providing good storage and working areas. With a window and part glazed door to the rear garden, this room benefits from a gas hob with extractor fan over, integral Bosch oven, stainless steel sink with drainer, freestanding fridge freezer and washing machine. Attractive tiling between the units and laminate flooring complete the kitchen.

STAIRCASE TO LANDING

Carpeted stairs lead to the first floor landing, where



access is provided to the three bedrooms and shower room. Access is also provided to the loft via a ceiling hatch.

BEDROOM 1

4.31 x 3.72 (widest) (14'1" x 12'2" (widest))

Bedroom one is a double room, with window to the front elevation. This room benefits from a large double integral wardrobe, providing good storage. Carpet completes this room.

BEDROOM 2

4.31 x 2.61 (14'1" x 8'6")

The second bedroom, located to the rear, is also a good sized double room. There is a cupboard housing the boiler.

BEDROOM 3

2.79 x 2.33 (9'1" x 7'7")

Bedroom three is laid with carpet and benefits from two storage cupboards. Window to the front and carpet completes this room.

SHOWER ROOM

1.98 x 1.64 (6'5" x 5'4")

The modern shower room is furnished with a WC and wash hand basin set in a fitted vanity unit providing good storage. There is a shower cubicle housing mains shower, chrome ladder-style heated towel rail, attractive wall and floor tiling and window to the rear.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

There is ample parking in the car park located close by.

COUNCIL TAX BAND - B

EPC BAND - D

SERVICES

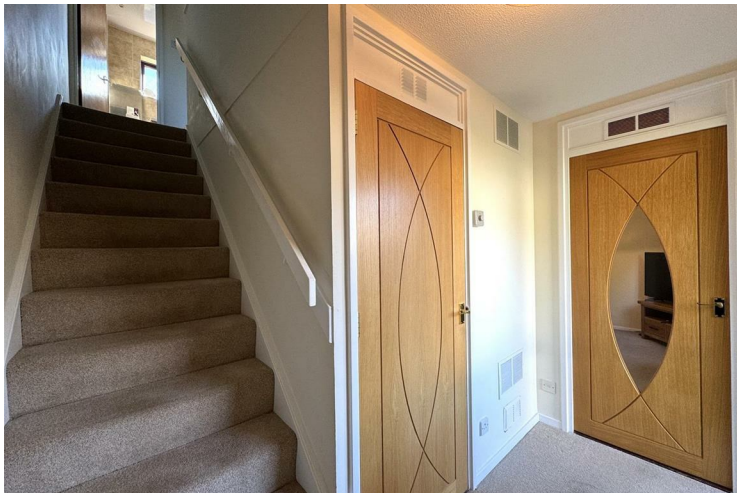
Mains water, drainage, gas, electricity, telephone and TV point.

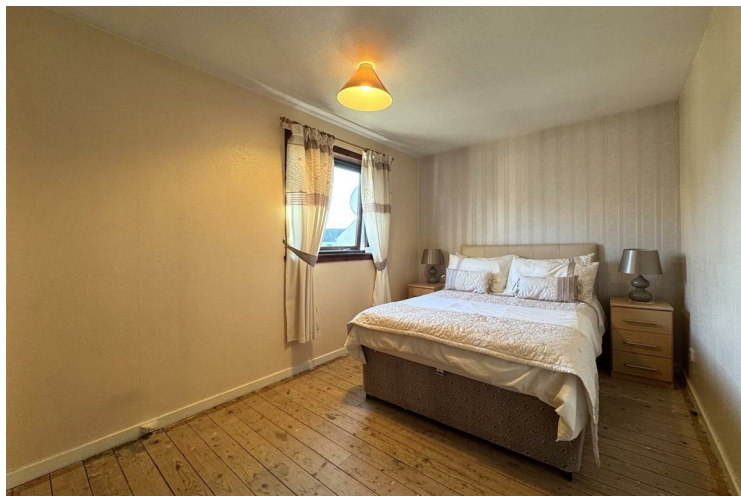
EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, hob, oven, extractor hood along with freestanding fridge freezer and washing machine.

VIEWING ARRANGEMENTS

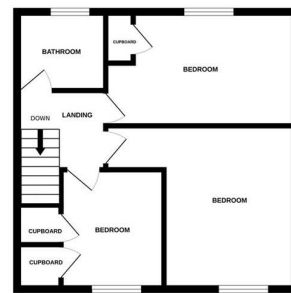
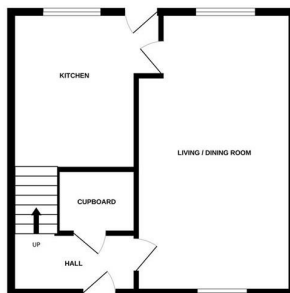
Viewing through Innes & Mackay Property Department (01463) 251 200.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
Made with Metreplan 6.0.025

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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