



PETER MURPHY & Co  
ESTATE AGENTS



## 2 Conon Place, Inverness, IV2 6HS

### Offers Over £250,000

This immaculate three bedroom semi detached villa is situated within the popular Maples development of Inverness and would provide an ideal family home. The rooms are well proportioned and the property is in walk in condition. Property comprises; entrance hallway leading to the lounge, kitchen/dining room and cloakroom w/c. The spacious lounge is bright and airy with large picture window to front. The modern and stylish kitchen/dining room benefits from a good selection of wall and base units with contrasting worktops. The cloakroom w/c comprises wash-hand basin and w/c. Staircase rises to the upper floor which includes a large storage cupboard and three good sized bedrooms, one with en-suite shower room. The family bathroom completes the internal accommodation. The property benefits from double glazing and gas central heating throughout. Solar panels to roof. Externally the front garden is laid to lawn with the driveway providing off street parking. The colourful rear garden, which is not overlooked is also laid to lawn with shrub and flowerbed borders. There is a paved patio and area of decking for outside entertaining and relaxing.

## ENTRANCE HALLWAY

External door opens to the entrance hallway. Provides access to lounge and WC. Storage cupboard

## LOUNGE

The bright and welcoming lounge has a large picture window to front and door to kitchen/dining room. Staircase to upper floor.



## KITCHEN/DINING ROOM

The modern and stylish kitchen/dining room benefits from a good selection of wall and base units with contrasting worktops. Window and patio door to rear garden. Large storage cupboard.



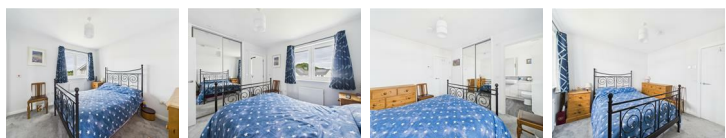
## WC

Accessed from the entrance hallway this room includes WC and wash hand basin. Opaque window to side.



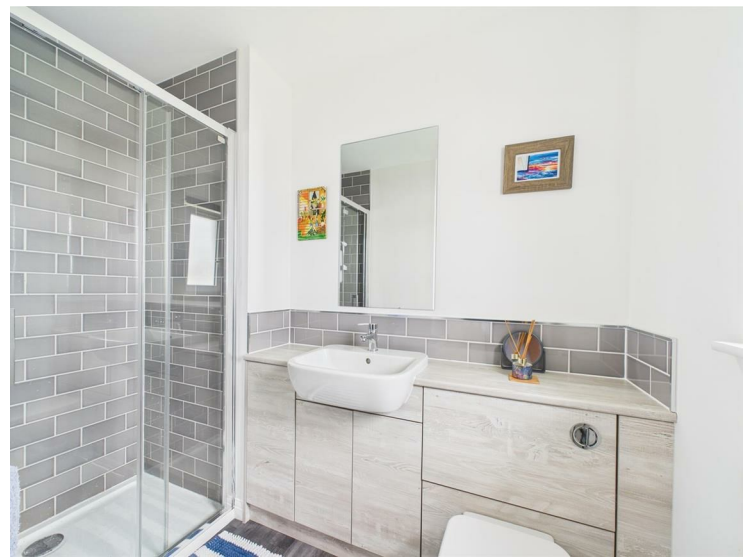
## BEDROOM 1

The main bedroom has a large fitted double wardrobe. Window to rear and door to en-suite shower room.



## BEDROOM 1 EN-SUITE

This en-suite includes wc, wash hand basin and shower enclosure with electric shower.



## BEDROOM 2

This double bedroom has a fitted double wardrobe and window to front.



## BEDROOM 3

This bedroom has a window to front.



## BATHROOM

The attractive family bathroom includes WC, wash hand basin and bath.



### FRONT GARDEN

The front garden is laid to lawn with the driveway providing off street parking.

### REAR GARDEN

The colourful rear garden, which is not overlooked is also laid to lawn with shrub and flowerbed borders. There is a paved patio and area of decking for outside entertaining and relaxing.



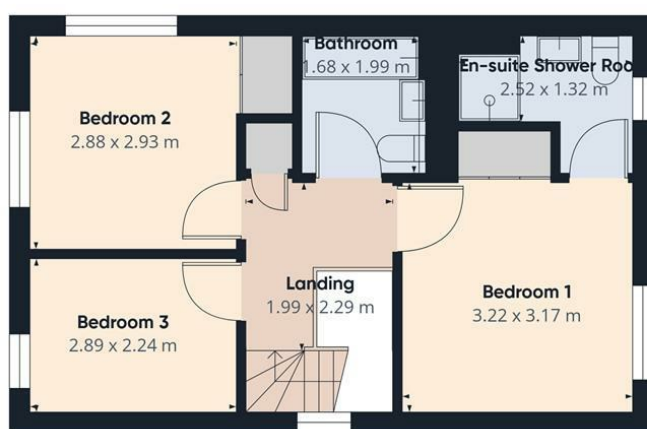
### PATIO



### VIEW



Ground Floor



Floor 1

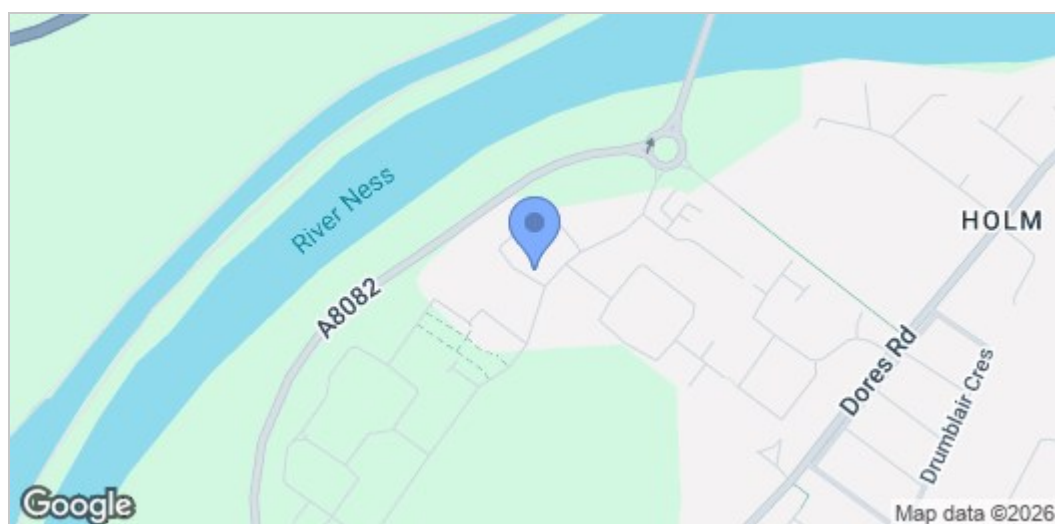



**Approximate total area<sup>(1)</sup>**  
80.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

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