



**Harper  
Macleod LLP**  
Estate Agents & Solicitors

**3 Ruighard Place, Inverness IV3 8DZ**

**Offers over £360,000**



### 3 Ruighard Place

Inverness, IV3 8DZ

Beautifully presented 4 bedroom detached home with integral single garage, in immaculate condition throughout, situated in the Leachkin District area of Inverness.

The home was built by Robertson Homes in 2018 and has quality fittings and fixtures throughout. The accommodation is well laid out over two floors to provide comfortable family living with a neat and tidy garden with a lovely decking area and gazebo, ideal for outdoor entertaining.

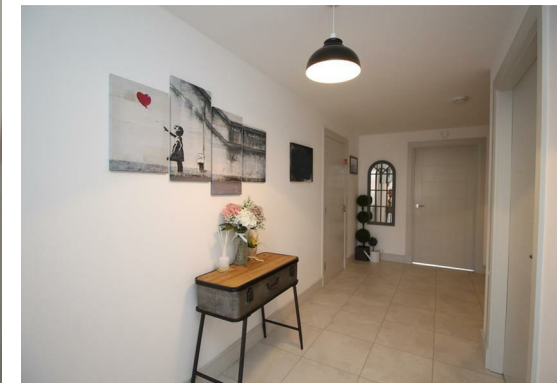
The accommodation on the ground floor comprises the hallway, with access to the garage, lounge, cloak room and open plan kitchen/dining/garden room. On the first floor there are four bedrooms (one en-suite shower room) and family bathroom.

Primary school pupils attend Kinmylies Primary School and secondary school pupils attend Charleston Academy.

A bus service runs to and from the city centre where an extensive range of retail, leisure and business facilities can be found. Inverness Airport offers national and European flights.

There are beautiful walks and a picnic area at the Dunain duck pond nearby.

Viewing highly recommended to appreciate the accommodation and location.



**Hallway** 1.73m x 5.78m x 3.77m x 2.72m

Front door with side glazed panel opening into the spacious hallway. Doors to garage, lounge, open plan kitchen/dining/garden room and cloak room. Staircase to first floor. Smoke alarm. Tiled flooring.

**Lounge** 3.87m x 5.31m

Window to front. T.V. point. Spotlights. Smoke alarm. Carpet.

**Cloakroom** 1.84m x 2.61m

White WC and wash hand basin. Towel ring. Extractor. Tiled flooring.

**Open plan kitchen/dining room/garden room**

**Kitchen/dining area** 3.01m x 8.37m

Window to rear and French doors from dining area opening onto the decking area.

Modern fitted kitchen with a good range of wall and base units, worktop and splash back. 1 ½ bowl Bristan sink with mixer tap. Integrated Smeg electric oven, gas hob, extractor, fridge/freezer and dishwasher. Under unit lighting. Heat detector and smoke detector. T.V. point. Tiled flooring.

**Garden room** 3.63m x 3.95m

Floor to ceiling windows to rear and French doors opening onto the decking area. T.V. point. Tiled flooring.

**First floor hallway** 6.14m x 2.19m

Doors to four bedrooms and bathroom. Cupboard housing the water tank. Hatch to roof space. Smoke alarm. Carpet.

**Bedroom 1** 2.65m x 3.20m

Window to rear. Carpet.

**Bathroom** 2.07m x 3.21m

Window to rear. White WC and wash hand basin. Bath with shower mixer tap. Shower cubicle with mains shower and tiling. Extractor. Tiled flooring.

**Bedroom 2** 3.20m x 3.44m

Window to rear. Triple mirrored wardrobe. Carpet.

**Bedroom 3** 2.64m x 4.75m at widest point.

Window to front. Carpet.

**Principal bedroom** 5.35m x 4.53m

Window to front. Triple wardrobes. Carpet.

**En-suite shower room** 1.66m x 1.42m

Window to front. White WC and wash hand basin set in vanity unit. Mirrored wall cabinet. Shower cubicle with rainfall shower head and handset. Extractor. Towel rails. Tiled flooring.

**Integral garage with utility area** 2.45m x 5.83m

Wall and base units with stainless steel sink with left hand drainer. Central heating boiler. Electric up and over door. Door to hallway.

**Outbuildings**

Wooden garden shed and gazebo, both with electricity supply.

**Outside**

The front garden is laid to lawn with shrubs and a tree. There is a block paved driveway at the front leading up to the garage, providing off street parking for two cars.

The enclosed rear garden is mainly laid to lawn with shrubs and a wrap-around deck and gazebo. A stone chipped area leads up to the garden shed. Outside water tap.

**Extras**

All fitted floor coverings are included in the sale price.

**Heating and glazing**

Gas central heating and double glazing.

**Services**

Mains gas, electricity, water and drainage.

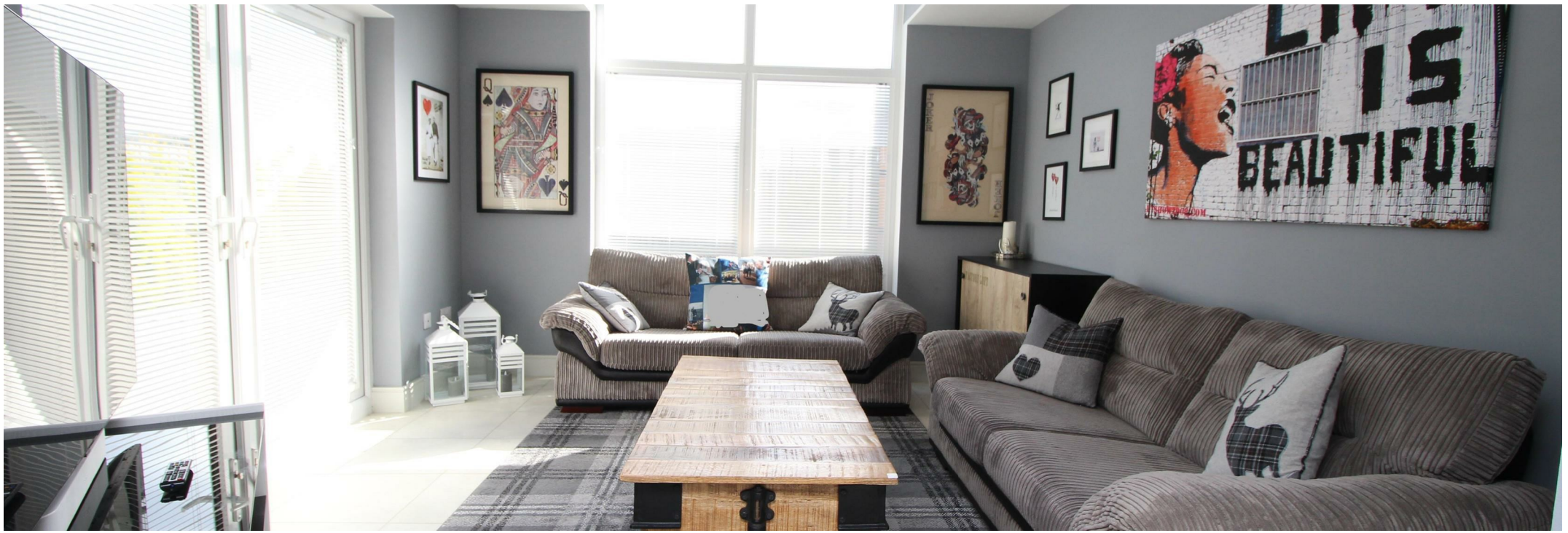
Factors

Ross and Liddell are the factors and the current annual factoring charge is £213 per annum.

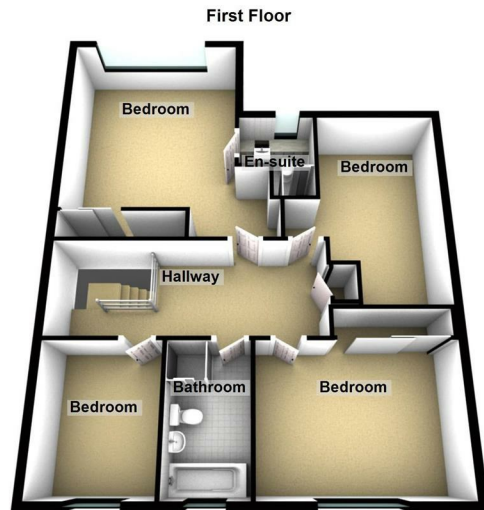
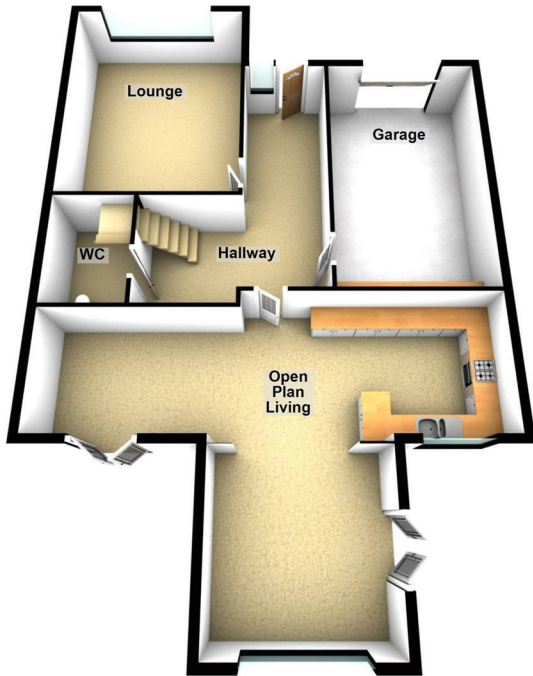
**EPC Rating B**

**Council Tax Band F**









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>89</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>80</b>	<b>87</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	