



**Harper
Macleod LLP**
Estate Agents & Solicitors



17 Erracht Road, Inverness, IV2 4RE

Offers over £185,000

****CLOSNG DATE SET FOR FRIDAY 3RD MAY 2024 AT 12 NOON****

Fabulous 3 bedroom semi-detached home situated in a quiet cul-de-sac in the established Holm Mains area of Inverness, with generous off street parking and garden ground. The home is in walk-in condition and the garden ground has been laid out for low maintenance.

The accommodation on the ground floor comprises the entrance hallway, lounge, kitchen/dining room and bathroom. The three bedrooms are on the first floor.

The home benefits from gas central heating and double glazing.

Erracht Road is opposite the Holm Mills Shopping Village and there is a convenience store, post office and Tesco nearby.

It is conveniently located for the southern distributor road with easy access to Raigmore Hospital, Inshes Retail Park, the UHI Inverness Campus and the A9. It is also conveniently located for the west link road leading to the Inverness Leisure Centre, Ice Centre, Bught Park, Whin Park and the riverside.

Primary school pupils attend Holm Primary School and secondary school pupils attend Inverness Royal Academy.

There is a regular bus service to and from the City Centre which offers an extensive range of retail, leisure and business facilities. Inverness also benefits from excellent transport links.

Viewing highly recommended.

Rooms

Entrance hallway

7'8" x 5'6" (2.35m x 1.68m)

Doors to lounge and bathroom. Staircase to first floor. Under stairs storage cupboard. Smoke alarm. Laminate flooring.

Lounge

10'2" x 14'7" (3.10m x 4.45m)

Window to front. Electric fire. Smoke alarm. Carpet. Archway to kitchen/dining room.

Kitchen/dining room

16'0" x 8'0" (4.89m x 2.45m)

Double aspect to side and rear. Door to rear garden. Wall and base units with worktop and

tiling. Stainless steel sink with left hand drainer. Integrated gas hob, electric oven and extractor. Bosch dishwasher, Indesit washing machine, Fridge and freezer. Heat alarm. Spotlights. Laminate flooring.

First floor landing

6'8" x 2'8" (2.05m x 0.83m)

Window to side. Doors to three bedrooms. Carpet.

Bedroom 1

11'0" x 9'2" (3.37m x 2.80m)

Window to front. Two double mirrored wardrobes. T.V. point. Carpet.

Bedroom 2

13'0" x 7'10" (3.98m x 2.40m)

Window to rear. Built-in storage cupboard. Hatch to roof space. T.V. bracket. Carpet.

Bedroom 3

7'10" x 9'2" (2.41m x 2.81m)

Window to rear. T.V. bracket. Carpet.

Outbuildings

Two garden sheds.

Garden ground

The front garden has been laid out with gravel for low maintenance and provides off street parking for several cars.

The rear garden has a large slabbed patio area edged with gravel areas. A path leads up to a gate at the rear fence which opens onto the woodland.

Extras

All fitted floor coverings, curtains, dishwasher, washing machine, fridge and freezer are included in the sale price.

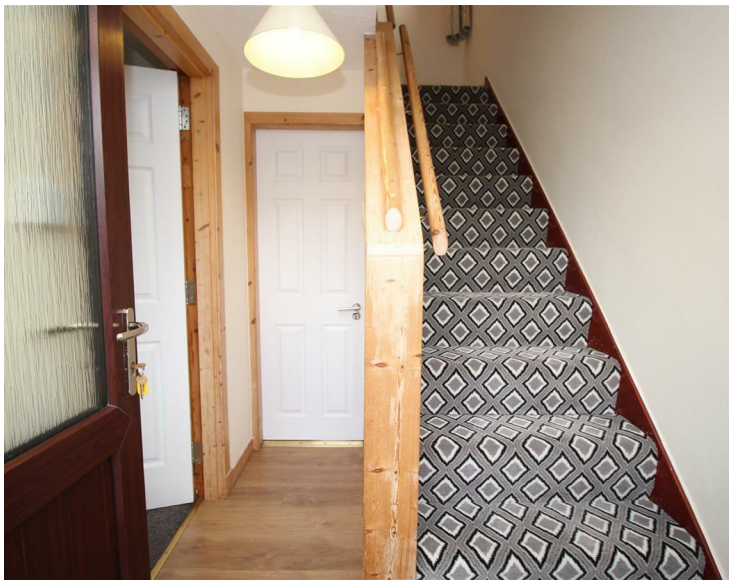
Heating and glazing

Gas central heating and double glazing.

EPC Rating D

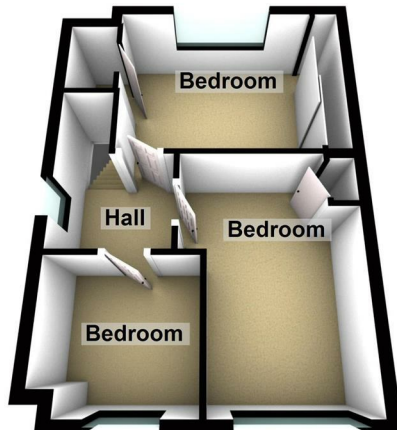
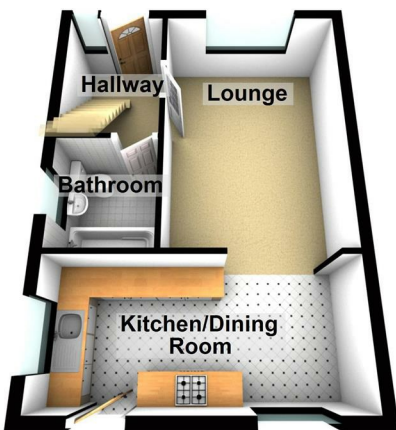
Council Tax Band C





Ground Floor

First Floor



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.

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