



## 16 Duke's View Inverness, IV2 6BB

Beautifully presented 3 bedroom (1 en-suite) detached two storey home, with semi-detached garage, situated in a prime location in the popular Slackbuie area of Inverness. The property is well laid out to provide comfortable living accommodation, with quality fixtures and fittings throughout.

The garage has been converted for use as a store/games room or office space. Planning Permission was previously granted for the conversion of this area to form additional accommodation.



**Vestibule**  
3'10" x 5'11" (1.19m x 1.81m)

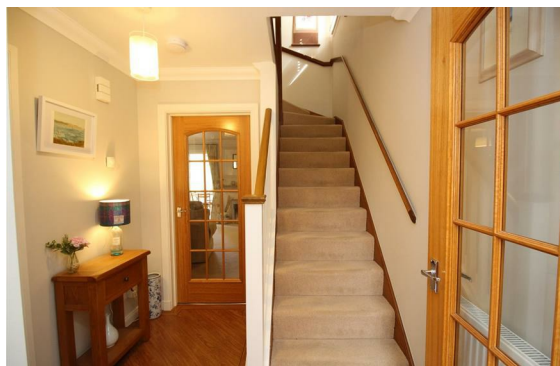
**Cloakroom**  
6'8" x 3'2" (2.05m x 0.97m)

**Hallway**  
7'4" x 7'2" (2.26m x 2.20m)

**Kitchen**  
9'3" x 9'9" (2.83m x 2.98m)

**Lounge**  
15'10" x 17'0" at widest point (4.84m x 5.20m at widest point)

**Conservatory**  
14'11" x 10'11" (4.56m x 3.34m)





### First floor hallway

8'7" x 3'7" (2.62m x 1.11m)

### Principal bedroom

9'7" x 10'9" (2.94m x 3.30m)

### En-suite shower room

7'4" x 6'8" (2.25m x 2.04m)

### Bathroom

6'2" x 7'0" (1.88m x 2.14m)

### Bedroom 2

12'9" x 8'3" (3.90m x 2.54m)

### Bedroom 3

8'4" x 9'6" (2.55m x 2.91m)

### Outbuildings

### Garage

### Summerhouse

12'x 12' (3.66mx 3.66m)

### Garden shed

### Garden ground

### Extras

### Heating and glazing

### Services

### EPC Rating C

### Council Tax Band E



The accommodation on the ground floor comprises an entrance vestibule, cloakroom, hallway, kitchen, lounge/dining room and conservatory. On the first floor there are three bedrooms (one en-suite) and a family bathroom. There is access to the roof space from the hallway.

The home benefits from a fabulous garden to the rear, ideal for outdoor entertaining, with a summerhouse and garden shed. There is access to the front of the property from the side.

The home is within walking distance of Asda Superstore and within easy reach of the city centre, Inshes Retail Park, Beechwood Business Park and Raigmore Hospital. It is conveniently located for the Southern Distributor Road which gives access over to the Inverness Leisure centre and Bught Park.

Primary and secondary education is available nearby.

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

Inverness benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing of this attractive home is highly recommended.

Entrance vestibule 1.19m x 1.81m

Entrance door opening into the vestibule. Door to cloakroom and glazed door to hallway. Karndean flooring.

Cloakroom 2.05m x 0.97m

Window to front. White WC and pedestal wash hand basin. Mirrored wall cabinet. Karndean flooring.

Hallway 2.26m x 2.20m

Doors to vestibule, lounge and kitchen. Staircase to first floor. Smoke alarm. Karndean flooring.

Kitchen 2.83m x 2.98m

Window to front. Wall and base units with worktop and tiling. 1 ½ bowl stainless steel sink with right hand drainer. Integrated fridge/freezer, gas hob, extractor and electric oven. Plumbed for washing machine and plumbed for dishwasher. Karndean flooring.

Lounge 4.84m x 5.20m at widest point

Window and patio doors to conservatory. French doors to kitchen and door to hallway. Wall shelf. T.V. point. Carpet.

Conservatory 4.56m x 3.34m

Door to side, patio doors to lounge and French doors to opening onto the patio in the rear garden. Window to lounge. Engineered wooden flooring.

First floor hallway 2.62m x 1.11m

Window to side. Doors to three bedrooms and bathroom. Hatch to roof space. Smoke alarm. Carpet.

Principal bedroom 2.94m x 3.30m

Window to front. Double mirrored wardrobes. T.V. point. Carpet.

En-suite shower room 2.25m x 2.04m

Window to front. White WC and pedestal wash hand basin. Shaver socket. Shower cubicle with mains shower and wet wall. Chrome vertical towel radiator. Recessed shelves. Extractor. Spotlights. Karndean floor tiles.

Bathroom 1.88m x 2.14m

Window to side. White WC and pedestal wash hand basin with tiled splashback. Shaver socket. Bath with shower taps. Towel rack and towel rail. Karndean floor tiles.

Bedroom 2 3.90m x 2.54m

Window to rear. Build-in wardrobe. Carpet.

Bedroom 3 2.55m x 2.91m

Window to rear. Double mirrored wardrobe. Carpet.



## **Outbuildings**

### **Garage**

Door to rear and remote control roller door to front. Insulated walls and engineered wooden flooring with insulation. Hatch to roof space with pull down ladder.

Summerhouse 12' x 12'

Engineered wooden flooring. Power supply. Spotlights.

Garden shed

### **Garden ground**

The front garden is laid to lawn with a tarmacadam driveway to the side leading up to the garage and there is a paved path leading to the front door and side of the property. There is additional parking on a paved area.

The rear garden has been mainly laid to lawn with two patio areas and a paved path leading up to the summerhouse. The garden is bordered by mature shrubs.

There is a rotary clothes dryer, outside tap and electricity point.

### **Extras**

All fitted floor coverings and blinds are included in the sale price.

### **Heating and glazing**

Gas central heating and double glazing.

Access doors are triple glazed.

### **Services**

Mains gas, electricity, water and drainage.

### **EPC Rating C**

### **Council Tax Band E**

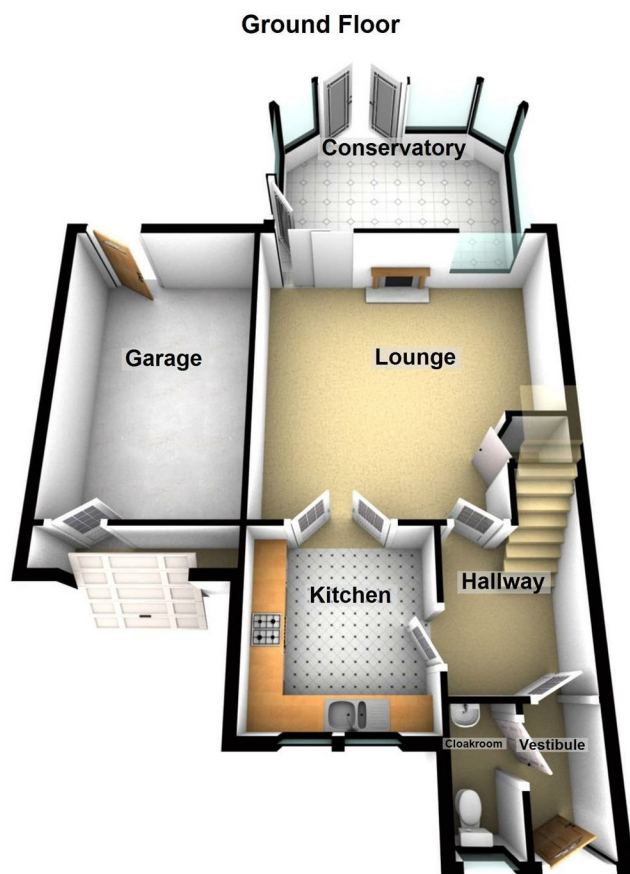
### **Viewings**

For further information and an appointment to view please telephone Harper Macleod LLP on 01463 795006









## Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

### 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 |           |

### 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>                                                |                         |           |
| (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 |           |