

# 30 Aird Crescent, Kirkhill

Inverness, IV5 7PD

**Fixed Price £300,000**





### Overview

- Fantastic opportunity to purchase a contemporary new build
- 4 bedroom detached villa in modern development
- Open plan lounge/kitchen/diner, 4 beds, 3 ensuites, bathroom
- Gardens to side and rear, drive with parking for 2 vehicles
- Rural village setting whilst still in easy commuting distance
- EPC Band B



### Description

This spacious 4 bedroom family home is situated in a fabulous modern development in the popular, semi rural village of Kirkhill. Spread over two floors with a split level landing, the design has maximised the natural light and created a bright airy home which will appeal to a wide range of buyers. The open plan layout of the kitchen/dining room and lounge is the heart of the home. It provides a fantastic space which lends itself not only to the modern familys needs, but also entertaining. The contemporary kitchen has sleek modern units and integrated appliances including, electric hob, oven, extractor, fridge/freezer, dishwasher and washing machine. The feature full height windows provide plenty of light in the main living area and patio doors open out to the gardens. Continuing on the ground floor is a guest bedroom and family bathroom. Upstairs are a further 3 double bedrooms, which all benefit from fitted wardrobes and ensuite shower rooms. There is a large walk in storage/airing cupboard which houses the pressurised hot water tank. There is double glazing and the central heating is provided by the air source heat pump, with under floor heating on the ground floor and radiators upstairs. There are gardens to the front, side and rear, which are laid to lawn waiting for its new owner to put their own stamp on it. This fantastic home would be ideal for young families and professional couples alike, early viewing is essential.



## Room Dimensions

<b>Lounge / Diner</b>	(20' 0" x 17' 0") or (6.10m x 5.17m)
<b>Kitchen</b>	(12' 4" x 9' 9") or (3.77m x 2.96m)
<b>Bedroom 4</b>	(9' 10" x 10' 8") or (3.00m x 3.24m)
<b>Bathroom</b>	(6' 8" x 7' 5") or (2.03m x 2.27m)
<b>Master Bedroom</b>	(10' 6" x 9' 0") or (3.19m x 2.75m)
<b>Master Bedroom En Suite</b>	(7' 6" x 6' 8") or (2.29m x 2.04m)
<b>Bedroom 2</b>	(12' 7" x 9' 8") or (3.84m x 2.95m)
<b>Bedroom 2 En Suite</b>	(7' 4" x 5' 10") or (2.24m x 1.77m)
<b>Bedroom 3</b>	(7' 8" x 12' 7") or (2.33m x 3.84m)
<b>Bedroom 3 En Suite</b>	(7' 4" x 5' 10") or (2.24m x 1.77m)
<b>Storage Room</b>	(6' 0" x 6' 10") or (1.84m x 2.08m)





### Services

Mains electricity, water and drainage. Connection for telephone and broadband.

### Council Tax

Band F

### Extras

All fitted floor coverings, fixtures and fittings, including light fittings. Electric hob, oven, extractor, fridge/freezer, dishwasher and washing machine.

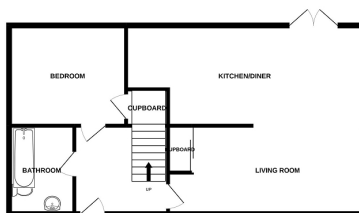
### Entry

By mutual agreement.

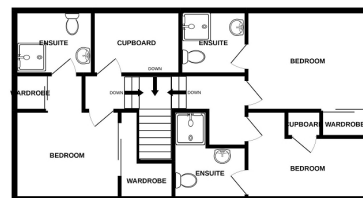
### Viewing

To arrange a viewing of this development please call Emma on 01463 233218 or 07850407884.

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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