

34 Charleston View, Kinmylies,
Inverness, IV3 8SX



Fixed Price £165,000





Overview

- Spacious 3 bedroom semi detached villa
- Fantastic family home or investment
- Lounge/diner, kitchen, 2 doubles & 1 single bedroom, bathroom
- Close to schools and local amenities
- Enclosed gardens to rear, drive with parking for 2 cars
- EPC Band D



Description

Fantastic opportunity to purchase a semi detached family home in Kinmylies, on the west side of Inverness. The spacious accommodation will appeal to a range of potential buyers. The bright lounge/diner has a window to the front and French doors to the rear and ample space for a dining table and 6 chairs. The kitchen has good work top space and comes with a new electric cooker, washing machine and tumble dryer. Upstairs there are two good sized double bedrooms, one with fitted wardrobes, and a single bedroom. The family bathroom with shower over the bath completes the accommodation. There is single glazing throughout and gas central heating. Two hall cupboards, a front porch and a partially floored loft provide plenty of additional storage. There are gardens to the front and the sunny rear garden is fully enclosed with a patio area. The drive provides parking for two cars.



Room Dimensions

Lounge / Diner	(12' 0" x 23' 3") or (3.67m x 7.09m)
Kitchen	(10' 3" x 9' 7") or (3.13m x 2.91m)
Bedroom 1	(8' 4" x 13' 0") or (2.55m x 3.95m)
Bedroom 2	(9' 7" x 8' 9") or (2.92m x 2.67m)
Bedroom 3	(9' 4" x 8' 4") or (2.84m x 2.53m)
Bathroom	(6' 7" x 5' 1") or (2.00m x 1.55m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Electric cooker, washing machine and tumble dryer.

Services

Mains gas, electricity, water and drainage. Telephone.

Tenure

Freehold

Council tax

Band B

Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.



Tel: 01463 233218

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