# 34 Charleston View, Kinmylies,

Inverness, IV3 8SX

# tailormade moves

# 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)

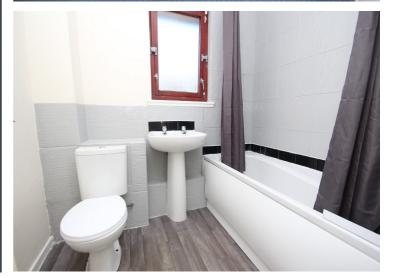
**Bedroom 1** (8' 4" x 13' 0") or (2.55m x 3.95m)

**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

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL info@tailormademoves.co.uk www.tailormademoves.co.uk



