

# 20 Creag Dhubh Terrace

Kinmylies, Inverness, IV3 8QF

**Fixed Price £175,000**







## Overview

- Immaculate 3 bedroom end terraced villa
- Ideal first time buy or family home
- Lounge, kitchen, dining room, 3 double bedrooms, bathroom, WC
- close to school and amenities
- Sunny enclosed gardens to front and rear, off street parking
- EPC Band C



## Description

This immaculate 3 bedroom terraced villa has been upgraded over the years to provide a well appointed family home, which is in walk in condition. The spacious accommodation will appeal to a range of potential buyers. The bright lounge has a large window overlooking the front garden. The kitchen has ample units and surface space with integrated electric hob, oven, and extractor. There is space and plumbing for a fridge/freezer and washing machine. Adjacent is the dining room which would comfortably accommodate a large table and 6 chairs. Completing the ground floor is a useful WC and large storage cupboard currently used as a utility. Upstairs are 3 double sized bedrooms, one with fitted wardrobes, and there is a modern bathroom with separate shower and bath. There is double glazing throughout and gas central heating. The property benefits from excellent storage with three hall cupboards and a partially floored loft, with ladder and light. There are gardens to the front and rear which are fully enclosed and laid to lawn. The rear garden offers a patio area and there is a useful garden shed. Off street parking is available near the property.



## Room Dimensions

Lounge	(10' 5" x 15' 9") or (3.18m x 4.80m)
Kitchen	(9' 10" x 9' 7") or (2.99m x 2.92m)
Dining Room	(9' 5" x 10' 5") or (2.88m x 3.17m)
WC	(6' 7" x 4' 8") or (2.00m x 1.41m)
Utility Cupboard	(6' 8" x 4' 9") or (2.03m x 1.44m)
Bedroom 1	(10' 4" x 9' 7") or (3.14m x 2.91m)
Bedroom 2	(8' 4" x 13' 9") or (2.53m x 4.18m)
Bedroom 3	(10' 3" x 12' 1") or (3.13m x 3.68m)
Bathroom	(9' 6" x 7' 1") or (2.89m x 2.16m)







### Services

Mains gas, electricity, water and drainage.  
Telephone and broadband.

### Extras

All fixtures, floor coverings and fittings, including all light fittings. Curtains poles and window blinds.  
Integrated electric hob, oven and extractor.  
Dishwasher and garden shed.

### Council Tax

Band C

### Tenure

Freehold

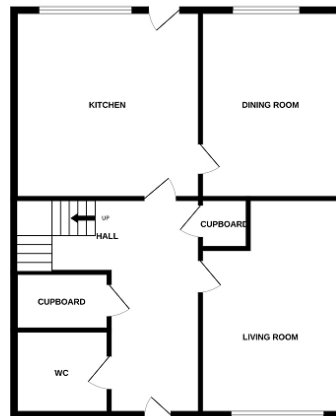
### Entry

Early entry is available.

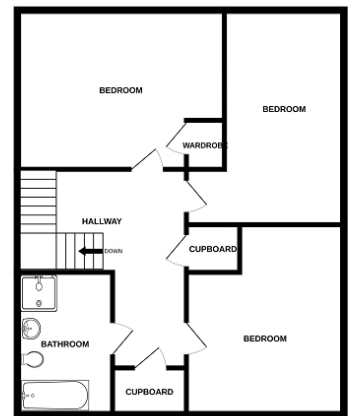
### Viewing

To arrange a viewing of this property please contact Emma on 07850407884 or 01463 233218.

GROUND FLOOR



1ST FLOOR



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