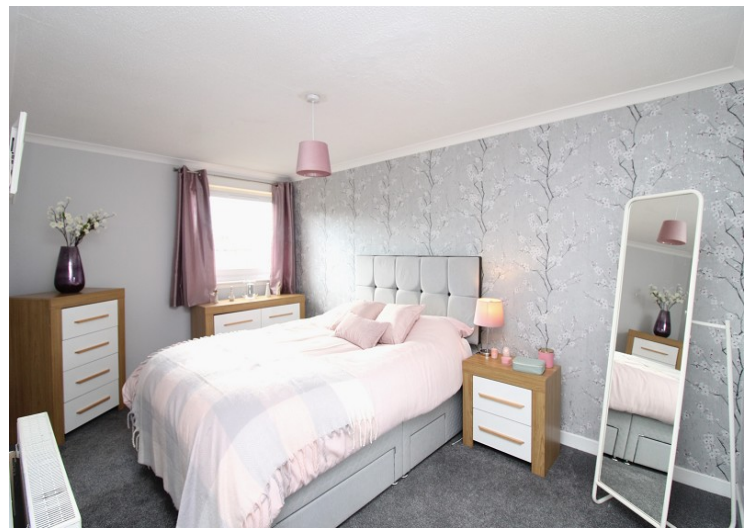


70 Kenneth Place
Smithton, Inverness, IV2 7LY

Offers Over £120,000





Overview

- Spacious 3 bedroom mid terraced villa
- Perfect family home, investment or first time buy
- Lounge, kitchen/diner, 3 bedrooms, bathroom, WC
- Non-standard construction with limited mortgageability
- Enclosed front and rear gardens, on-street parking
- EPC Band C



Description

Fantastic opportunity to purchase a 3 bedroom mid terraced villa in the Smithton area of Inverness. This spacious property which is close to the local primary school will appeal to many. Downstairs there is a spacious lounge, modern kitchen/diner and useful WC. The recently fitted kitchen/diner has space for a dining table and 4 chairs. Integrated appliances include induction hob, electric oven and extractor, and dishwasher. Upstairs offers 3 bedrooms, one of which is a good sized single. Two bedrooms have recently fitted new carpets. The modern family bathroom completes the accommodation. There is good storage throughout including an under stair cupboard, upstairs linen cupboard which houses the combi boiler and partially floored attic. The property has gas central heating, recently installed double glazed windows and doors throughout. Outside the front garden is paved and enclosed, and the rear garden has artificial turf and fully enclosed. On street parking is provided.



Room Dimensions

Lounge (13' 7" x 14' 4") or (4.14m x 4.38m)

Kitchen / Diner (14' 6" x 10' 10") or (4.43m x 3.30m)

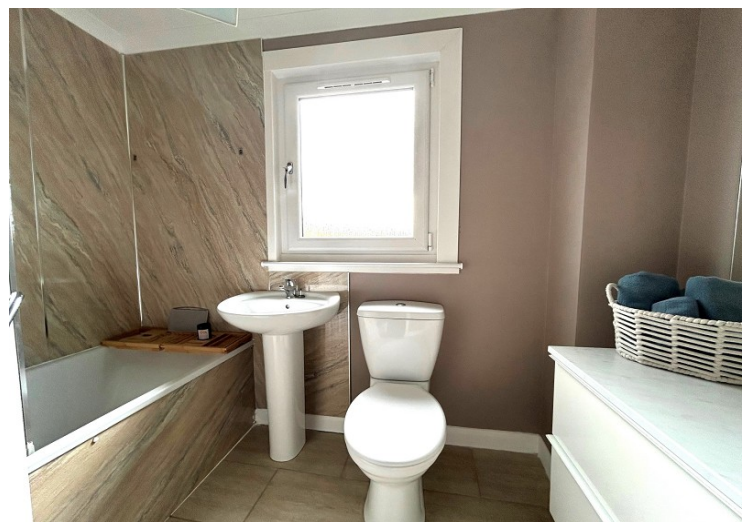
WC (2' 7" x 4' 10") or (0.78m x 1.48m)

Bedroom 1 (14' 5" x 8' 10") or (4.39m x 2.68m)

Bedroom 2 (7' 2" x 14' 4") or (2.18m x 4.37m)

Bedroom 3 (9' 9" x 11' 1") or (2.98m x 3.37m)

Bathroom (8' 1" x 5' 1") or (2.47m x 1.55m)





Services

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

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtains, curtain poles and window blinds. Integrated appliances included gas hob, electric oven, extractor and dishwasher.

Council Tax

Band A

Tenure

Freehold

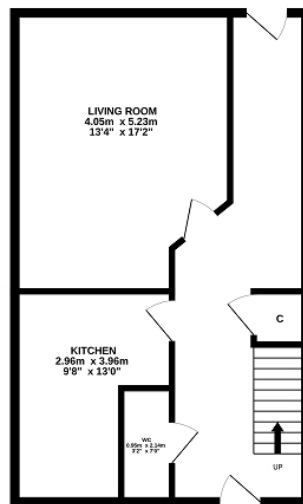
Entry

By mutual agreement.

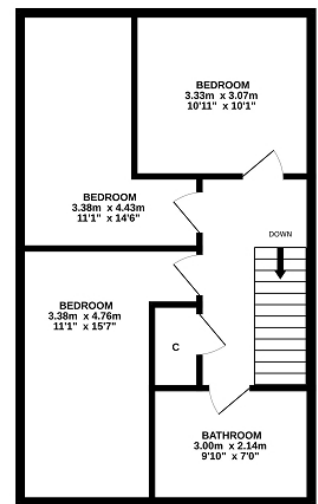
Viewing

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

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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