

13 Averon Gardens

Ness Side, Inverness, IV2 6HJ

Offers Over £242,000





Overview

- 3 bedroom semi-detached villa in modern development
- Superb family accommodation in walk-in condition
- Lounge, open plan kitchen/dining room, WC
- 2 double bedrooms, one single, ensuite shower room, bathroom
- Fully enclosed garden, driveway with parking for 2 cars
- EPC Band B



Description

Fantastic opportunity to purchase a stylish semi-detached family home in the new Maples development, Ness Side, Inverness. Built in 2022 by Tulloch Homes to their Torrin design, this lovely family home is immaculately presented with neutral decor throughout, which will appeal to many. On the ground floor is the formal lounge over-looking the front garden and the spacious kitchen/diner to the rear. The dining area comfortably accommodates a dining table and 6 chairs and has French doors opening onto the sunny rear garden. The kitchen comes with an integrated electric hob, oven, extractor and dishwasher. There is space and plumbing for a washing machine and fridge/freezer. A useful WC completes the downstairs accommodation. Upstairs there is a spacious principal bedroom with fitted wardrobes and an ensuite shower room, 2 further bedrooms and the family bathroom. There is double glazing and gas central heating throughout and electric solar panels. The property is completed with two large storage cupboards. The sunny rear garden is laid to lawn and completely enclosed. There is a patio area and covered raised decking area ideal for entertaining. The drive provides parking for 2 vehicles. This immaculate property is an ideal family home in a fantastic location, close to local amenities.



Room Dimensions

Lounge (11' 0" x 16' 5") or (3.36m x 5.01m)

Kitchen / Diner (17' 2" x 10' 7") or (5.23m x 3.22m)

WC (5' 9" x 6' 1") or (1.75m x 1.85m)

Principal Bedroom (10' 8" x 10' 5") or (3.25m x 3.17m)

Principal Bedroom En Suite (8' 2" x 6' 7") or (2.49m x 2.01m)

Bedroom 2 (9' 8" x 9' 7") or (2.94m x 2.91m)

Bedroom 3 (7' 4" x 9' 7") or (2.24m x 2.91m)

Bathroom (6' 5" x 6' 6") or (1.95m x 1.97m)





Floor Space

89m2

Services

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

Extras

All fitted floor coverings, fixtures and fittings including lights fittings and curtain poles.
Integrated appliances including electric hob, oven, extractor and dishwasher. The shed is not included in the sale, however may be available under separate negotiation.

Council Tax

Band D

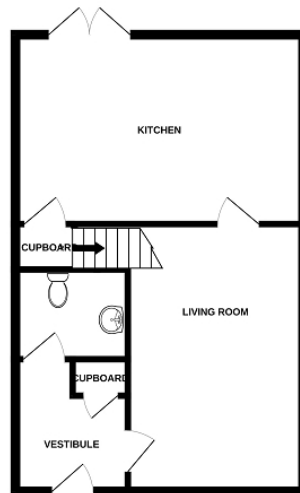
Tenure

Freehold

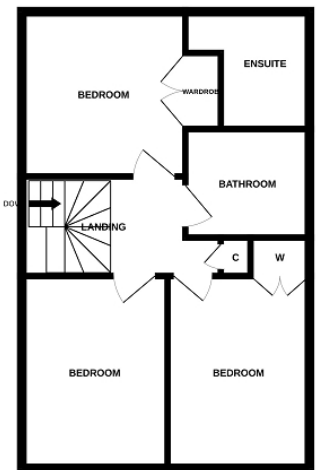
Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



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