

3 St Andrew Drive
Dalneigh, Inverness, IV3 5AP

Offers Over £140,000



- Extended 2 bedroom mid terraced villa
- Lounge/diner, kitchen, wet room, 2 double bedrooms, shower room
- Perfect as a family home, retirement property or first time buy
- Fully enclosed south facing rear garden, patio, garden shed
- Close to local primary school and amenities
- EPC Band D

Fantastic opportunity to purchase a 2 bed mid terraced villa in the Dalneigh area of Inverness. This spacious property has been extended to the rear to provide a downstairs wet room. The property is close to the local primary school and local amenities and will appeal to many. Downstairs the open-plan lounge/diner benefits from a feature fireplace with electric fire with the potential of reinstating open fire. The dining area has ample space for a dining table and 4 chairs. The kitchen has good work top space, storage and the washing machine, fridge/freezer and small tumble dryer are all included in the sale. There is space for a free standing cooker. Continuing downstairs is a wet room with mains shower. Upstairs offers two double bedrooms with fitted storage and the family shower room with electric shower. The property has good storage including larder cupboards in the kitchen, gas central heating and double glazing throughout. The rear garden is south facing, mostly laid to lawn with mature shrubs and plants. There is a patio area and a garden shed. On street parking is available. This property would suit those looking for a family home, retirement property or first time buyers alike.

Rooms

Lounge	(11' 6" x 11' 4") or (3.51m x 3.45m)
Kitchen	(9' 9" x 9' 7") or (2.98m x 2.93m)
Dining Area	(9' 5" x 8' 6") or (2.86m x 2.59m)
Wet Room	(8' 9" x 7' 1") or (2.66m x 2.15m)
Bedroom 1	(12' 10" x 10' 8") or (3.91m x 3.25m)
Bedroom 2	(11' 6" x 10' 10") or (3.50m x 3.29m)
Shower Room	(6' 5" x 5' 10") or (1.96m x 1.77m)

Floor Space

88m²

Services

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

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Fridge/freezer and washing machine. Garden shed.

Council Tax

Band B

Tenure

Freehold

Entry

Early entry is available.

Viewing

To arrange a viewing of this property please contact Louise on 07796 673594 or 01463 233218.



GROUND FLOOR

1ST FLOOR

