

6 Dellness Avenue

Inshes, Inverness, IV2 5HE

Offers Over £220,000





Overview

- Well presented 3 bed semi detached villa
- Situated within a quiet cul-de-sac in Inshes
- Lounge, kitchen/diner, WC, 3 bedrooms, 1 ensuite, bathroom
- Compliant with current rental regulations
- Private enclosed garden to rear, driveway
- EPC Band C



Description

Fantastic opportunity to purchase a 3 bedroom semi-detached villa within the sought after Inshes area of Inverness. This well-presented property will appeal to many. Having previously been rented out the property is compliant with current letting legislation. To the front of the house is the bright lounge with stairs leading to the first floor. The kitchen/diner provides space for a dining table, four chairs and has French doors that open on to the rear garden. Integrated appliances include a gas hob, electric oven and extractor. There is space and plumbing for a washing machine and fridge/freezer, which are also included the sale. A useful WC completes the downstairs accommodation. Upstairs there are 3 bedrooms, two of which are double rooms and the family bathroom with mains shower over the bath. The principal bedroom benefits from an ensuite shower room. There is double glazing and gas central heating throughout. The south-east facing rear garden is level, fully enclosed with lawn and patio areas perfectly placed for enjoying the sun. The garden shed is also included in the sale. The driveway has parking for 2 cars. This lovely property will appeal to the discerning buyer looking for a quality family home in the sought after Inshes area of Inverness.

Services:

Extras:



Room Dimensions

Lounge (14' 6" x 17' 7") or (4.43m x 5.35m)

Kitchen / Diner (14' 6" x 9' 0") or (4.43m x 2.75m)

WC (5' 11" x 2' 9") or (1.80m x 0.85m)

Principal Bedroom (11' 6" x 8' 6") or (3.51m x 2.58m)

Principal Bedroom En Suite (8' 6" x 4' 4") or (2.58m x 1.32m)

Bedroom 2 (10' 4" x 8' 1") or (3.16m x 2.46m)

Bedroom 3 (8' 8" x 5' 9") or (2.64m x 1.75m)

Bathroom (5' 7" x 6' 2") or (1.70m x 1.88m)





Floor Area

75m²

Services

Mains gas, electricity, water and drainage.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated gas hob, electric oven and extractor. Fridge/freezer and washing machine.

Maintenance Charges

There is a maintenance charge for the upkeep of the communal areas within the development which is approximately £15.55 pcm.

Council Tax

Band D

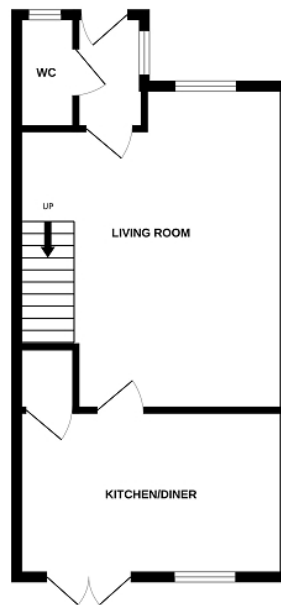
Tenure

Freehold

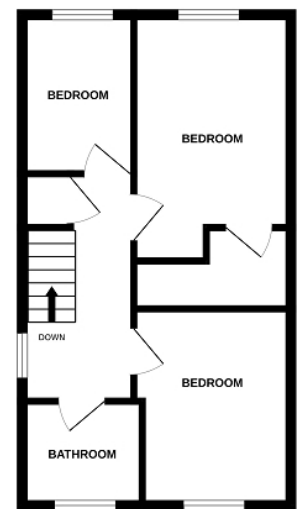
Entry

Early entry available.

GROUND FLOOR



1ST FLOOR



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