

# 5 Ardness Place

Holm, Inverness, IV2 4QJ

Offers Over £250,000





## Overview

- Spacious 3 bedroom semi detached bungalow
- Sought after Holm primary catchment
- Lounge/diner, kitchen, 3 bedrooms, en-suite, bathroom
- Fantastic family home or retirement property
- Enclosed gardens, garage, driveway
- EPC Band C



## Description

Fantastic opportunity to purchase a spacious semi detached bungalow in the sought after Holm area of Inverness. This well-appointed property will appeal to families and couples alike. The bright lounge/diner provides ample space for a dining table and six chairs, benefiting from patio doors leading to a spacious mature rear garden. The kitchen has ample cupboard and work top space and has an integrated gas hob, electric oven and extractor with space and plumbing for a separate washing machine and fridge/freezer, which are included in the sale. There are three double bedrooms, all with fitted storage and the principal bedroom has an en-suite shower-room. The modern family bathroom with spa bath completes the accommodation. There is excellent storage throughout including a double hall cupboard and the attic space which is partially floored. The property has double glazing with all doors, windows and soffits recently upgraded, and gas central heating. The private garden to the rear is bordered by trees and shrubs, and the private front garden is laid to lawn with a large decking area. There is a driveway which can accommodate 2/3 cars and a single garage which has power and lights.



## Room Dimensions

**Lounge / Dining** (21' 2" x 12' 8") or (6.44m x 3.85m)

**Kitchen** (9' 10" x 9' 9") or (3.00m x 2.96m)

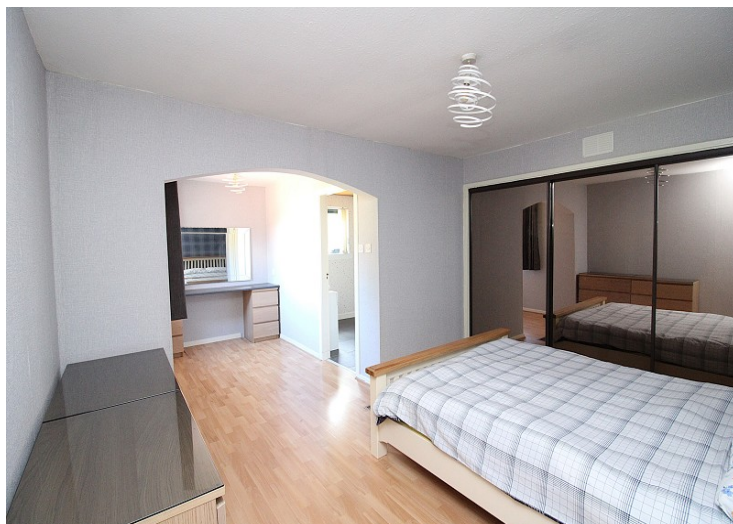
**Principal Bedroom** (19' 7" x 12' 2") or (5.98m x 3.71m)

**Principal Bedroom En Suite** (8' 7" x 6' 8") or (2.61m x 2.03m)

**Bedroom 2** (8' 6" x 11' 4") or (2.58m x 3.45m)

**Bedroom 3** (11' 5" x 8' 8") or (3.47m x 2.63m)

**Bathroom** (7' 3" x 5' 11") or (2.22m x 1.81m)





**Floor Area**

92m2

**Services**

Mains gas, electricity, water and drainage.  
Telephone.

**Extras**

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Washing machine and fridge/freezer.

**Council Tax**

Band D

**Tenure**

Freehold

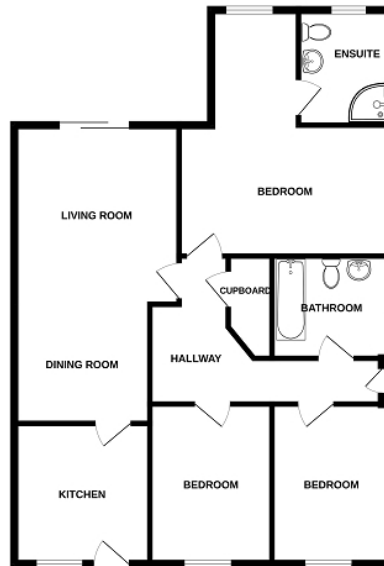
**Entry**

By mutual agreement.

**Viewing**

To view this property please Emma on 07850 407884 or 01463 233218.

GROUND FLOOR



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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