

10 St. Fergus Drive, Dalneigh

Inverness, IV3 5AN



Offers Over £165,000





Overview

- Spacious 3 bed semi detached house
- Lounge, dining room, kitchen, 3 double bedrooms, WC & shower room
- Close to schools and local amenities
- Perfect family home, investment or retirement property
- Generous corner plot with ample off-street parking
- EPC band E



Description

Fantastic opportunity to purchase a 3 bed semi detached villa on the west side of the river Ness, within walking distance to the city centre. Although in need of some modernisation, this spacious property has great potential to be a fantastic family home. The accommodation includes a bright front facing lounge. The spacious kitchen has a good selection of base and wall units and space for a cooker, washing machine and fridge freezer and gives access to the separate dining room which has space for a table and 6 chairs. Completing the accommodation downstairs is a useful wc. Upstairs there are three bright, good sized double bedrooms, all benefitting from built in wardrobes and a shower room. There is excellent storage including a storage cupboard located off the kitchen, an upper landing cupboard and partially floored attic with ladder access. There is recently fitted double glazing throughout. Electric heating. The property sits on a sizable, well maintained corner plot, which gives access to a gated driveway and parking for 2/3 cars and lawn area to the front. The sunny rear garden is fully enclosed with a lawned area, timber shed and greenhouse and a decked patio area. This property would suit those looking for a good sized family home, investors or first time buyers alike.



Room Dimensions

Lounge (14' 6" x 12' 0") or (4.41m x 3.66m)

Kitchen (9' 2" x 12' 6") or (2.79m x 3.82m)

Dining Room (8' 6" x 10' 0") or (2.60m x 3.06m)

WC (3' 3" x 5' 7") or (1.00m x 1.69m)

Bedroom 1 (13' 4" x 10' 4") or (4.06m x 3.15m)

Bedroom 2 (13' 3" x 8' 2") or (4.04m x 2.49m)

Bedroom 3 (10' 11" x 10' 4") or (3.33m x 3.15m)

Shower Room (8' 0" x 5' 7") or (2.45m x 1.70m)





Extras

Fixtures and fittings, including all light fittings.
Curtains, curtain poles and window blinds.
Wooden shed and greenhouse.

Services

Mains electricity, water and drainage. Telephone and Broadband.

Tenure

Freehold

Floor Area

91m²

Entry

Early entry is available.

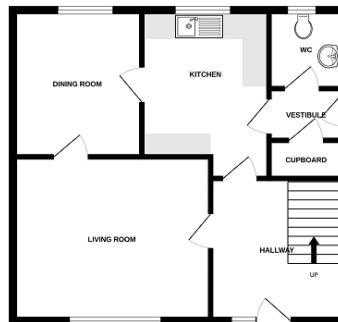
Council tax

Band C

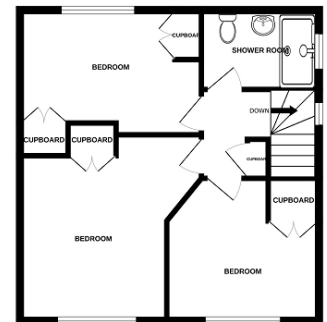
Viewing

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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