

89 Towerhill Avenue, Cradlehall

Inverness, IV2 5FX



Offers Over £275,000





Overview

- Spacious detached 3 bedroom villa
- Sought after Cradlehall Primary catchment area
- Ideal for young families or couples alike
- Lounge, kitchen, dining room, 3 double beds, ensuite, bathroom, WC
- Enclosed rear garden, integral garage, drive for 3 cars
- EPC Band C



Description

Fantastic 3 bedroom detached villa situated in the sought after Cradlehall area of Inverness. Located in a quiet cul de sac, the property is in an elevated position allowing views from the first-floor windows across rooftops to the Moray Firth. This well appointed property would be ideal for first time buyers or couples alike. The spacious lounge has windows on dual aspects making it bright and airy. The kitchen has plenty of units and work surface space and has an integrated gas hob, electric double oven and extractor. There is space and plumbing for a slimline dishwasher. The formal dining room easily accommodates a large dining table and 6 chairs and has patio doors which open into the rear garden. A useful WC completes the ground floor accommodation. Upstairs are three double bedrooms, all with fitted wardrobes and the family bathroom. The principal bedroom benefits from an ensuite shower room. There is excellent storage space, in addition to the fitted wardrobes there are 2 hall cupboards and loft space. There is gas central heating and double glazing throughout. The rear garden is laid to lawn with a useful garden shed. The drive and stone chipped front garden has parking for 3 cars and leads to the integral garage, which has with power and lights.



Room Dimensions

Lounge	(12' 0" x 20' 2") or (3.66m x 6.14m)
Dining Room	(12' 0" x 8' 7") or (3.67m x 2.62m)
Kitchen	(13' 5" x 9' 7") or (4.08m x 2.91m)
WC	(2' 11" x 5' 10") or (0.89m x 1.78m)
Principal Bedroom	(8' 9" x 16' 5") or (2.67m x 5.00m)
Principal Ensuite	(4' 7" x 6' 6") or (1.40m x 1.97m)
Bedroom 2	(10' 8" x 9' 11") or (3.26m x 3.03m)
Bedroom 3	(9' 10" x 10' 6") or (2.99m x 3.21m)
Bathroom	(7' 3" x 5' 7") or (2.22m x 1.70m)
Garage	(9' 2" x 17' 6") or (2.80m x 5.34m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include a gas hob, electric double oven and extractor. Garden Shed.

Services

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

Tenure

Freehold

Floor Area

116m²

Entry

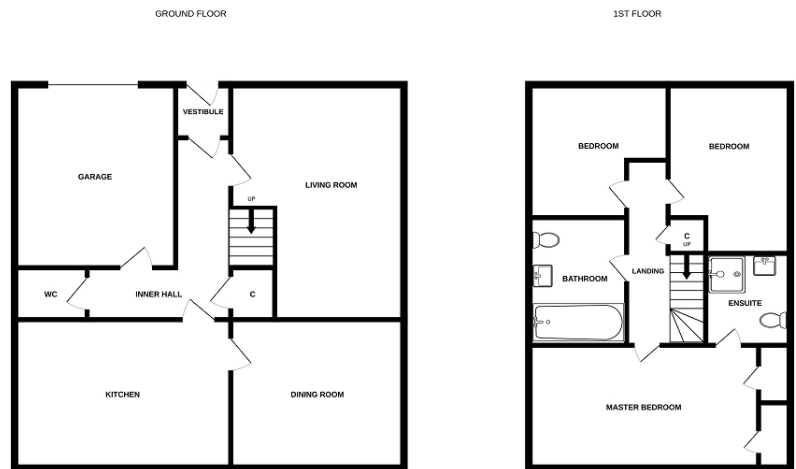
By mutual agreement.

Council tax

Band E

Viewing

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



Tel: 01463 233218

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