

1 Tern Avenue, Drakies

Inverness, IV2 3YN

Offers Over £270,000





Overview

- Spacious 5 bedroom detached villa
- Located in the popular Drakies area of Inverness
- Extended to offer an ideal family home
- Lounge, kitchen, utility, study, sunroom, office, 5 bedrooms, bathroom, WC
- Enclosed rear sunny garden, garden sheds, driveway and garage/store
- EPC band C



Description

This deceptively spacious property has been extended making this an ideal family home. The accommodation comprises of a large lounge with feature fireplace, a kitchen fitted with integrated appliances including a gas hob, oven and dishwasher. There is access to the utility room with washing machine, tumble dryer and a space for fridge/freezer. The dual aspect bedroom comes with a shower and sink and is currently utilised as a dining room. There is a 2nd ground floor bedroom and office that leads to the bright and airy sunroom with French doors leading to the rear garden. The downstairs accommodation is completed by a study which could be used for a variety of purposes, and a WC. Upstairs are three double bedrooms and the family bathroom featuring a rolltop bath with overhead shower. Storage can be found within 2 bedrooms with fitted wardrobes and the attic space which has power and is partially floored. The rear garden is predominantly laid to lawn with a garden shed, summer house and patio area for ideal for outdoor entertaining. The front of the property is laid to brick allowing space for numerous cars with access to the single garage/store.



Room Dimensions

Lounge	(11' 7" x 15' 2") or (3.52m x 4.62m)
Kitchen	(11' 0" x 9' 0") or (3.35m x 2.74m)
Utility Room	(7' 2" x 7' 5") or (2.19m x 2.26m)
Dining Room/5th Bedroom	(11' 11" x 8' 6") or (3.64m x 2.58m)
Bedroom 4 (downstairs)	(11' 0" x 7' 4") or (3.36m x 2.24m)
Study	(10' 8" x 9' 5") or (3.26m x 2.88m)
Office	(11' 10" x 9' 2") or (3.61m x 2.79m)
Sun Room	(8' 7" x 9' 8") or (2.61m x 2.94m)
WC Toilet	(5' 8" x 2' 9") or (1.72m x 0.84m)
Bedroom 1	(9' 11" x 14' 7") or (3.02m x 4.45m)
Bedroom 2	(9' 1" x 12' 2") or (2.78m x 3.70m)
Bedroom 3	(8' 7" x 11' 8") or (2.61m x 3.55m)
Bathroom	(6' 2" x 6' 2") or (1.87m x 1.89m)





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. Integrated gas hob, oven, washing machine, tumble dryer and dishwasher. Shed and summer house.

Floor Area

134m²

Council tax

Band E

Viewing

To arrange a viewing of this property please contact Katherine on 07808292045 or 01463 233 218



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