

85 Suilven Way

Kinmylies, Inverness, IV3 8PE

Offers Over £170,000





Overview

- Spacious 3 bedroom mid terraced villa
- Great first time buy or family home
- Lounge, kitchen/diner, 3 bedrooms, bathroom
- Enclosed gardens to the front and rear
- Fantastic views over Inverness
- EPC Band E



Description

This spacious mid terrace family home is in the popular Kinmylies area on the west side of Inverness. The property will appeal to first time buyers, families or to investors as a rental property. The lounge is a generous size for family living. The bright and spacious fitted kitchen has an integrated double oven, induction hob and extractor, a separate fridge/freezer and dishwasher which are included in the sale and there is space for a washing machine and tumble dryer located in the hall. There is ample room for a dining table and 6 chairs and double doors lead to the lounge. On the upper floor there are three bedrooms, two of which are doubles and the family bathroom completes the accommodation. The property has good storage by way of two cupboards in the upper hall, cupboard space in bedroom 3 and partially floored attic. The property benefits from double glazing and electric central heating. There are garden grounds to the front and rear which are fully enclosed, lawned to the front and a patio area to the rear with drying area and garden shed for additional storage. This lovely property would make an ideal home for anyone wishing to live in a spacious 3 bedroom property, close to local amenities and a short distance to Inverness City Centre.



Room Dimensions

Lounge (12' 6" x 13' 4") or (3.81m x 4.06m)

Kitchen / Diner (18' 9" x 9' 11") or (5.71m x 3.01m)

Bedroom 1 (12' 10" x 8' 4") or (3.91m x 2.55m)

Bedroom 2 (9' 11" x 10' 4") or (3.03m x 3.16m)

Bedroom 3 (10' 5" x 8' 6") or (3.17m x 2.59m)

Bathroom (5' 5" x 7' 0") or (1.66m x 2.14m)





Floor Area

83m²

Extras

All fixtures, floor coverings and fittings, including all light fittings. Curtains, curtain poles and window blinds. Fridge/freezer, dishwasher. Garden shed.

Services

Electricity, water and drainage. Telephone and fibre broadband.

Council Tax

Band B

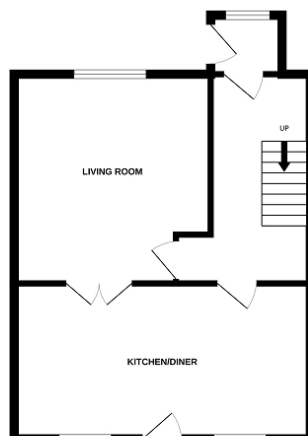
Entry

Early entry is available.

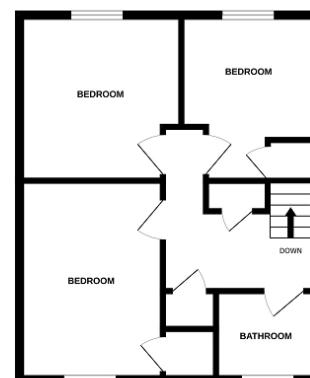
Viewing

To arrange a viewing of this property please contact Katherine 07808 292045 on 01463 233218.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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