

41 Appin Drive

Stratton, Inverness, IV2 7AL



Offers Over £230,000





Overview

- Spacious semi detached villa in popular residential development
- Open plan lounge/kitchen/diner, utility, WC
- 3 double bedrooms and family bathroom
- Enclosed sunny garden with decking, drive for 2 cars
- Ideal for first time buyers and families
- EPC band B



Description

Fantastic opportunity to acquire this beautifully presented semi detached villa in the sought after Stratton area of Inverness. Boasting a stylish interior and well-proportioned rooms, this property is ideal for first time buyers and families alike. The spacious lounge is open plan with the kitchen/diner. The sleek kitchen offers integrated appliances including an electric hob, oven, extractor, fridge/freezer and dishwasher. The utility room is equipped ample units with space for a washing machine, which is included in the sale. The WC completes the ground floor accommodation. There are 3 double bedrooms; two of which are fitted with integrated wardrobes and the family bathroom. There is double glazing and gas central heating throughout. The sunny rear garden is fully enclosed with a raised decking area ideal for alfresco dining. The drive provides parking for 2 cars.



Room Dimensions

Lounge	(14' 5" x 14' 10") or (4.40m x 4.53m)
Kitchen	(8' 0" x 12' 1") or (2.43m x 3.69m)
Utility Room	(5' 9" x 6' 6") or (1.74m x 1.99m)
Wc	(6' 5" x 4' 6") or (1.95m x 1.37m)
Principal Bedroom	(9' 1" x 0' 0") or (2.77m x 0.00m)
Bedroom 2	(10' 6" x 10' 3") or (3.19m x 3.13m)
Bedroom 3	(9' 1" x 7' 8") or (2.77m x 2.34m)
Bathroom	(6' 6" x 7' 8") or (1.97m x 2.34m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include electric hob, oven, extractor, integrated fridge/freezer and dishwasher.

Services

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

Maintenance Charges

There is a fee of approximately £15 per month for the maintenance of the communal areas within the development.

Council Tax

Band D

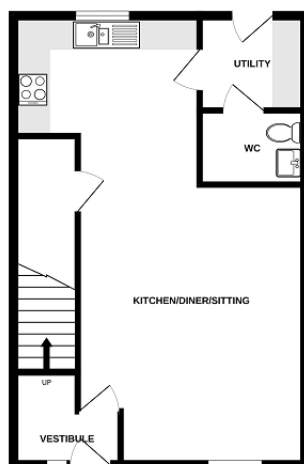
Floor Area

88m²

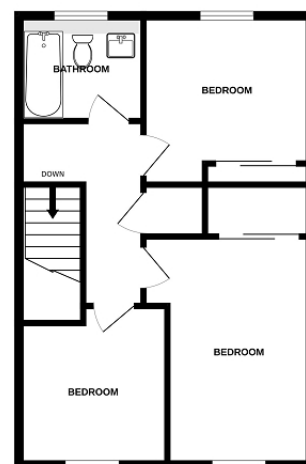
Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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

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