

114 Ardness Place,
Holm, Inverness, IV2 4QY

Offers Over £125,000



- 1 bedroom mid terraced house in popular location
- Recently fitted new modern kitchen and shower room
- Lounge/diner, kitchen, bedroom, shower room
- Enclosed easily maintained garden
- Ideal first time buy or investment property
- EPC Band D

Fantastic opportunity to purchase a 1 bedroom mid terraced villa located in the popular Holm area of Inverness. This property is well presented throughout and will appeal to investors or those looking to get their first step on the property ladder. The lounge is a good size with space for a small dining table and chairs. The new modern fitted kitchen offers an integrated electric hob, oven and extractor fan, an under the counter fridge/freezer and a dishwasher which is also included in the sale. Stairs from the lounge lead up to the second floor, there is a double bedroom which has double fitted wardrobes and an airing cupboard. A new modern shower room with electric shower completes the accommodation. There is double glazing and electric heating throughout. The front garden is stone chipped with paving slabs and the enclosed rear garden has a patio area and shed. To the rear of the property there is ample parking.

Rooms

Lounge	(11' 8" x 9' 10") or (3.56m x 3.00m)
Kitchen	(11' 9" x 6' 9") or (3.57m x 2.07m)
Bedroom 1	(11' 9" x 8' 3") or (3.58m x 2.51m)
Shower Room	(5' 2" x 6' 0") or (1.57m x 1.82m)

Extras

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

Services

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

Council tax

Band B

Tenure

Freehold

Floor Area

42m²

Entry

By mutual agreement

Viewing

To arrange a viewing of this property please contact Louise on 01463 233218 or 07732836965



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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