

**5 Holly Gardens, Slackbuie,**  
Inverness, IV2 6BL

**Offers Over £205,000**







## Overview

- Immaculate 2 bedroom semi detached villa
- Lovely views across the city and Ben Wyvis
- Lounge, kitchen/diner, wc, 2 bedrooms and bathroom
- Ideal first time buy or investment property
- Enclosed rear garden with views and driveway for two cars
- EPC Band C



## Description

Fantastic opportunity to purchase a stylish semi detached home in the popular Slackbuie area of Inverness. Built by Tulloch Homes to their 'Iona' design, the neutral decor and well proportioned rooms will appeal to young professionals and situated in a quiet cul-de-sac, it's also perfect for young families. The lounge is situated to the front, with the open plan kitchen/dining room to the rear. The modern kitchen has an integrated gas hob, electric oven, extractor hood, with space for a fridge/freezer and washing machine which are included in the sale. The dining area has ample space for a dining table and 6 chairs and has French doors opening to the rear. The WC completes the accommodation on the ground floor. Upstairs offers 2 double bedrooms and the family bathroom, with shower over bath. Both bedrooms offer double fitted wardrobes and there is a deep linen cupboard in bedroom 1. There is double glazing and gas central heating throughout. The rear garden is fully enclosed and laid to lawn with raised decking area. Facing west, it is the ideal spot to catch the sun throughout the day and into the evening. There is also a wooden shed and an electric vehicle charging point.



## Room Dimensions

**Lounge** (14' 6" x 13' 1") or (4.42m x 3.99m)

**Kitchen / Diner** (8' 8" x 14' 2") or (2.65m x 4.33m)

**WC** (6' 11" x 4' 4") or (2.12m x 1.32m)

**Bedroom 1** (10' 10" x 12' 3") or (3.30m x 3.73m)

**Bedroom 2** (8' 10" x 12' 3") or (2.68m x 3.73m)

**Bathroom** (6' 7" x 6' 7") or (2.00m x 2.00m)







#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings and window blinds (excluding bedroom 2). Integrated appliances including gas hob, electric oven and extractor. Fridge/freezer and washing machine. Timber garden shed and electric vehicle charging point.

#### Services

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

#### Floor Area

72m2

#### Council tax

Band D

#### Viewing

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



**Tel: 01463 233218**

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

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