

**35 Ardconnel Terrace
Crown, Inverness IV2 3AE**

Fixed Price £250,000





Overview

- Spacious 3 bedroom semi detached villa
- Sought after Crown area of Inverness
- Ideal family home or investment property
- Front and rear garden, car port & parking for 2 cars
- Minutes from city centre and excellent local amenities
- EPC Band E



Description

Fantastic opportunity to purchase a charming semi detached villa in the heart of Crown and minutes from the city centre. This spacious property is decorated with neutral tones with many original features including alcove shelved storage in the lounge/diner and archway in the main hall. The accommodation includes a bright open plan lounge/diner with window to the front, with ample space for a dining table and 6 chairs, feature gas fire with back boiler and fireplace. The kitchen is accessed from the dining area via the store/larder room, which leads to the bright kitchen featuring a good selection of base and wall units, electric hob, oven and extractor and space for a washing machine. On the upper floor are three double bedrooms all fitted with double wardrobes. The shower room with electric shower completes the upstairs accommodation. There is good storage including a double larder cupboard to the kitchen, understairs cupboard, upstairs cupboard and floored attic space. There is double glazing and gas central heating throughout. From the kitchen, you access the low-maintenance garden featuring a patio area, car port, and parking for two vehicles. A monoblock garden area sits at the front of the property. This property would make an ideal purchase for those looking for a family home or investment property in a sought after location.



Room Dimensions

Lounge / Diner	(12' 10" x 24' 0") or (3.90m x 7.32m)
Kitchen	(8' 1" x 9' 4") or (2.47m x 2.84m)
Larder	(8' 10" x 6' 2") or (2.68m x 1.89m)
Bedroom 1	(9' 5" x 12' 1") or (2.86m x 3.68m)
Bedroom 2	(10' 8" x 0' 0") or (3.25m x 0.00m)
Bedroom 3	(7' 9" x 10' 0") or (2.35m x 3.05m)
Shower Room	(5' 11" x 7' 3") or (1.81m x 2.22m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Electric hob, oven and extractor.

Services

Mains gas, mains electricity, mains water, mains drainage

Council tax

Band D

Tenure

Freehold

Floor area

96 m2

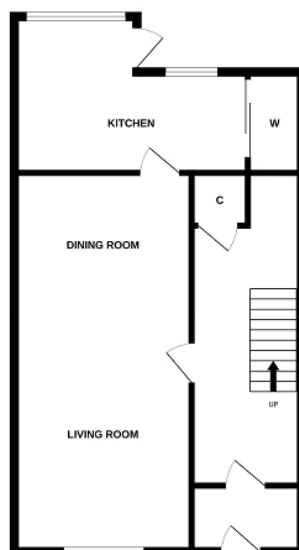
Entry

By mutual agreement.

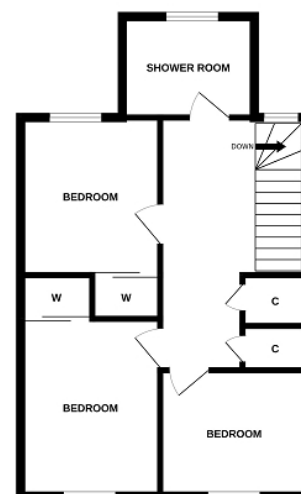
Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.

GROUND FLOOR



1ST FLOOR



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