

118 Birch Drive

Maryburgh, Dingwall, IV7 8ES

Fixed Price £170,000





Overview

- 2-bedroom semi-detached house on large corner plot
- Lounge, kitchen/diner, 2 bedrooms, family bathroom
- Enclosed large garden and driveway for 2 cars
- Ideal family home, first time buyer or investment property
- Compliant with current letting legislation
- EPC Band E



Description

This spacious and well-presented two-bedroom semi-detached villa is set on a generous corner plot within a peaceful cul-de-sac in the highly sought-after Birch Brae Drive in Maryburgh. This home is an ideal choice for first-time buyers, families or those looking for an investment property.

The property features a bright and airy lounge with dual-aspect windows that fill the room with natural light and provide views of the front and rear gardens. The modern fitted kitchen comes complete with an integrated oven and hob, along with a free-standing fridge/freezer, washing machine, dishwasher, and microwave which are all included in the sale. There's also space for a small dining table, the kitchen opens directly onto the rear garden, which wraps around to the side and front of the house, offering ample outdoor space.

Upstairs, there are two generous double bedrooms, each benefiting from built-in double wardrobes. The hallway includes two additional storage cupboards, and the family bathroom, fitted with a shower over the bath, completes the accommodation. The property benefits from double glazing and upgraded electric heating. The gardens are laid to lawn with paving slabs it has 2 sheds and the driveway has space for 2 cars.



Room Dimensions

Lounge	(25' 0" x 11' 7") or (7.63m x 3.54m)
Kitchen	(11' 2" x 10' 6") or (3.40m x 3.21m)
Bedroom 1	(15' 3" x 12' 3") or (4.66m x 3.74m)
Bedroom 2	(9' 3" x 11' 6") or (2.81m x 3.51m)
Bathroom	(6' 9" x 5' 11") or (2.05m x 1.81m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and window blinds. Integrated appliances include electric hob and oven. Free standing fridge/freezer washing machine, dishwasher and microwave.

Services

Electricity, water and drainage.

Council tax

Band D

Entry

By mutual agreement.

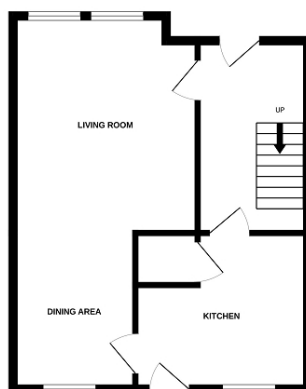
Floor area

77m²

Viewing

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

GROUND FLOOR



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