

25 St. Valery Avenue, Dalneigh

Inverness, IV3 5AX



Offers Over £140,000





Overview

- Spacious 3 bedroom end-terraced villa, close to Caledonian Canal
- Lounge, kitchen/diner, three double bedrooms, two shower rooms
- Non-standard construction with limited mortgageability
- Large established, fully enclosed rear garden
- Timber garage and shed, carport and drive for 3 cars
- EPC Band D



Description

A fantastic opportunity to purchase this spacious three bedroom end-terraced villa, located on the west side of the River Ness. While the property would benefit from some modernisation, it offers excellent potential as a comfortable family home, a first-time purchase, or a smart investment. The bright lounge features a large front facing window that fills the space with natural light. The kitchen includes a gas hob, electric oven, extractor fan, fridge, freezer, and dishwasher, all of which are included in the sale. The washing machine is plumbed into a hall cupboard and is also included. A shower room completes the accommodation on the ground floor. Upstairs, there are three generously sized double bedrooms, each bright and well-proportioned. A second shower room adds convenience to the upper level. The property also benefits from excellent storage, including two hall cupboards, a kitchen cupboard and a partially floored loft with a pull-down ladder. Double glazing and gas central heating, served by a modern boiler, ensure year-round comfort. The rear garden is spacious, fully enclosed and mostly laid to lawn, bordered by mature trees and shrubs. A large wooden garage and shed provide additional storage. The front garden is stone chipped for minimal maintenance and the tarred drive offers parking for up to three cars, complemented by a covered carport. This well-located villa presents a superb opportunity for buyers seeking a spacious home in a quiet, convenient area. Early viewing is recommended to appreciate its full potential.



Room Dimensions

Lounge	(10' 6" x 12' 6") or (3.21m x 3.80m)
Shower Room (downstairs)	(5' 8" x 6' 6") or (1.72m x 1.97m)
Bedroom 1	(15' 5" x 9' 0") or (4.69m x 2.75m)
Bedroom 2	(12' 7" x 8' 4") or (3.83m x 2.53m)
Bedroom 3	(12' 7" x 9' 1") or (3.84m x 2.77m)
Shower Room	(6' 5" x 2' 5") or (1.95m x 0.73m)
Kitchen	(15' 4" x 12' 0") or (4.67m x 3.66m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Gas hob, electric oven and extractor, fridge, freezer, dishwasher and washing machine.

Services

Mains gas, electricity, water and drainage.

Floor Area

91m²

Tenure

Freehold

Council tax

Band B

Entry

By mutual agreement.

Viewing

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



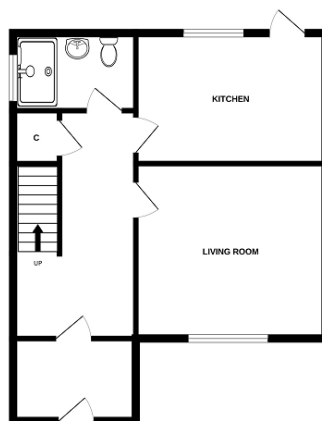
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