

134 Holm Farm Road

Culduthel, Inverness IV2 6BF

Offers Over £230,000





Overview

- Stylish semi detached villa in prime location
- Sought after Lochardil Primary catchment area
- Lounge, kitchen/diner, 3 bedrooms, bathroom & WC
- Enclosed garden and drive with parking for 2 cars
- Ideal for first time buyers and families
- EPC band C



Description

Fantastic opportunity to acquire this beautifully presented 3 bedroom semi-detached villa in a popular residential area. In walk in condition, the stylish decor will appeal to first time buyers and young families. The ground floor offers a spacious lounge and a recently refurbished kitchen with French doors leading to the private rear garden. The kitchen boasts a superb range of units and integrated appliances including a gas hob, electric oven, extractor, fridge/freezer, dishwasher and washing machine. A convenient WC completes the ground floor. Upstairs there are 2 double bedrooms and a single bedroom. The principal bedroom benefits from fitted storage and a modern bathroom completes the accommodation. Further benefits include gas central heating, double glazing and 2 solar panels. Externally, the property enjoys a private driveway for 2 cars and a level low-maintenance garden, with both patio and decked areas. Move-in ready and not to be missed.



Room Dimensions

Lounge	(10' 1" x 15' 4") or (3.08m x 4.68m)
Kitchen	(16' 9" x 8' 10") or (5.10m x 2.69m)
Wc	(6' 3" x 3' 7") or (1.90m x 1.09m)
Bedroom 1	(9' 11" x 10' 2") or (3.01m x 3.10m)
Bedroom 2	(11' 11" x 10' 0") or (3.62m x 3.04m)
Bedroom 3	(8' 0" x 8' 7") or (2.44m x 2.62m)
Bathroom	(6' 3" x 6' 8") or (1.91m x 2.02m)





Extras

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

Services

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

Factoring Fee

There is a fee of £15 per month for the maintenance of the communal areas within the development.

Council tax

Band D

Tenure

Freehold

Floor area

77 m2

Entry

By mutual agreement.



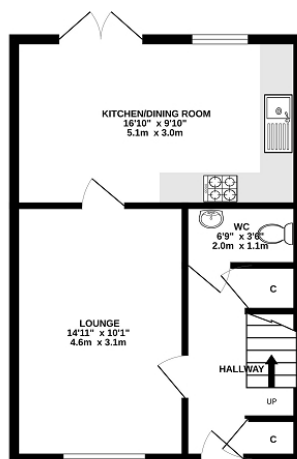
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GROUND FLOOR



1ST FLOOR

