

12 Morning Field Road

Slackbuie, Inverness, IV2 6AU

Offers Over £200,000





Overview

- Spacious semi detached villa in prime location
- Desirable Slackbuie area with views over the city
- Lounge, kitchen/diner, 2 double bedrooms, bathroom, WC
- Enclosed gardens and 2 allocated parking spaces
- Ideal for first time buyers or investors alike
- EPC band C



Description

This well-presented two bedroom semi-detached home offers stylish, modern living with lovely views over the city, making it an ideal choice for first-time buyers, downsizers or investors. The ground floor features a spacious lounge and a bright open plan kitchen/diner, fitted with an integrated gas hob, electric oven, extractor, plus freestanding fridge freezer and washing machine. French doors lead from the dining area to the rear garden, where elevated aspects provide attractive views. A convenient WC completes the downstairs accommodation. Upstairs, there are two double bedrooms, both benefiting from fitted storage, along with a modern bathroom. Externally, the property offers two allocated parking spaces, and further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency year-round. A fantastic opportunity to secure a modern home in a desirable location with great outlooks, early viewing is highly recommended.



Room Dimensions

Lounge (11' 5" x 13' 4") or (3.48m x 4.07m)

Kitchen (14' 10" x 9' 1") or (4.51m x 2.77m)

Wc (5' 11" x 3' 0") or (1.81m x 0.92m)

Bedroom 1 (10' 0" x 11' 6") or (3.05m x 3.50m)

Bedroom 2 (9' 11" x 8' 2") or (3.03m x 2.49m)

Bathroom (6' 3" x 6' 2") or (1.91m x 1.88m)





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. Free standing fridge/freezer and washing machine.

Services

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

Council tax

Band D

Maintenance Charges

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

Tenure

Freehold

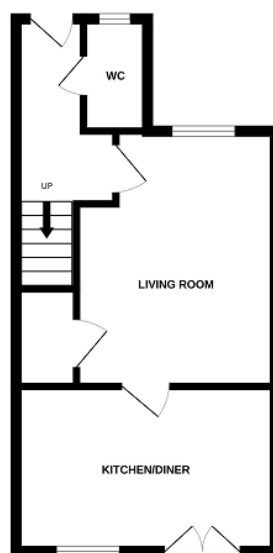
Entry

By mutual agreement

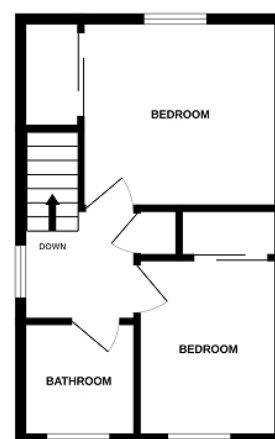
Floor Area

66m²

GROUND FLOOR



1ST FLOOR



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