

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Small fridge, washing machine and fridge-freezer.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

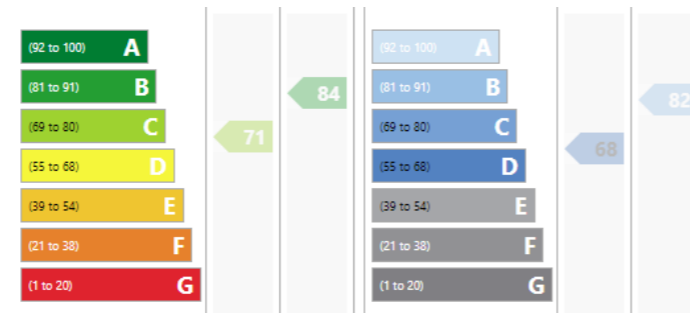
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £255,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

2 Dellness Road
Inverness
IV2 5HA

A fantastic opportunity to purchase a three bedroom, detached villa with attached single garage that benefits from double glazing, gas central heating, and garden grounds.

OFFERS OVER £253,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

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01463 22 51 65

Property Overview

- Detached Villa
- 3 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Gas
- Garden
- Garage
- Off-Street Parking

Kitchen



Kitchen



Bedroom One



En-Suite Shower Room



Lounge



Bedroom Two



Property Description

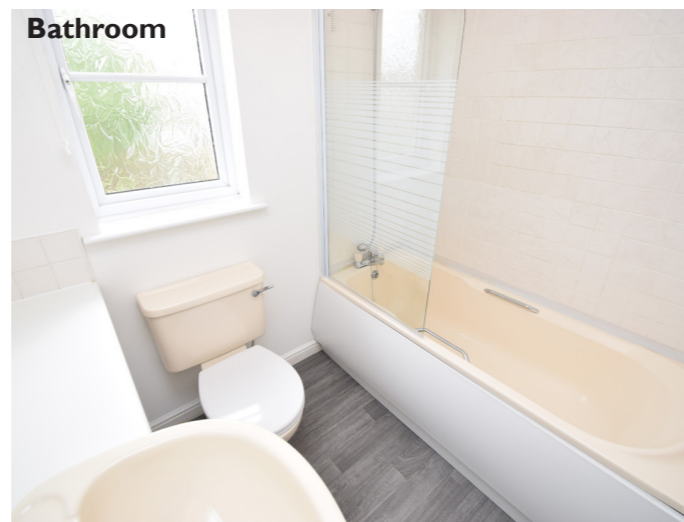
This excellent, three bedroomed detached villa with single garage and garden grounds is located in the desirable Inshes area of the city and would suit families and appeal to professionals working from home. Situated close to a number of fantastic facilities, 2 Dellness Road has spacious accommodation that has been designed for modern day living, and offers many pleasing features including double glazing, gas central heating, an en-suite shower room, and off-street parking. The clever use of glazing allows an abundance of natural light to flood the generously proportioned rooms, generating a bright and fresh environment. The ground floor accommodation comprises an entrance hall, a front facing lounge with feature gas fire, an open plan dining room which has the advantage of French doors opening onto the enclosed rear garden, and a kitchen/utility room with useful WC off. Comprising wall and base mounted units with worktops and splashbacks, the fully equipped kitchen also has a 1 1/2 bowl stainless steel sink drainer with mixer tap, and integral electric oven and induction hob with fan over. From here, there is an archway to the utility room which has plumbing for a washing machine, space for a tumble dryer, and further doors to the rear garden and WC. A staircase leads to the first floor accommodation which has loft access, a family bathroom, and three bedrooms, with the principal bedroom benefiting from a spacious en-suite shower room. Storage is provided by cupboards in the lounge, landing, and bedroom two, with the loft and garage providing further storage if required.

Outside, the front garden is of low maintenance having a small area of lawn, with the remainder being a tarmac driveway which provides off-street parking for two vehicles, and leads to the garage which has power, lighting and an up and over door. The rear garden is generously portioned and is laid to lawn and gravel, while having a perfectly positioned patio area to soak up the sunshine. The garden is enclosed by timber fencing and matures trees, offering privacy and a safe place for children to enjoy the outdoors. Overall, this is a fantastic family home for those looking for a quality property in a great location and viewing is recommended.

Dining Room



Bathroom



Rooms & Dimensions

Entrance Hall

Lounge
Approx 3.18m x 4.24m

Dining Room
Approx 2.85m x 2.34m

Kitchen
Approx 2.78m x 2.84m

Utility Room
Approx 1.54m x 1.50m

WC
Approx 1.50m x 1.14m

Landing

Bedroom One
Approx 3.82m x 2.69m

En-Suite Shower Room
Approx 2.43m x 2.53m*

Bathroom
Approx 1.97m x 1.72m

Bedroom Three
Approx 2.92m x 2.05m

Bedroom Two
Approx 4.15m x 3.49m

Garage
Approx 2.49m x 5.13m

*At widest point

