

Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Gas central heating.

Glazing

Double glazed throughout.

Council Tax Band

D

Viewing

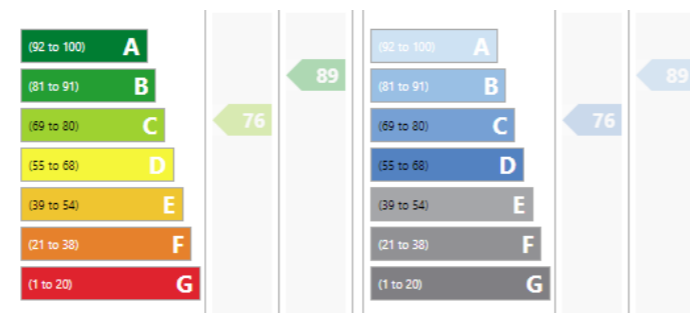
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £230,000
 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 Morning Field Drive
 Inverness
 IV2 6AY**

A three bedroomed, semi-detached villa with garage, located in Slackbuie, that is fully double glazed, has gas central heating and gardens.

OFFERS OVER £228,000

The Property Shop, 20 Inglis Street, Inverness

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Property Overview

- Semi-Detached Villa
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Gas
- Garden
- Garage
- Off-Street Parking



Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



Bedroom Two





Lounge



Bedroom Three

Property Description

An excellent opportunity to purchase an attractive, three bedroomed semi-detached villa with garage which has been designed for modern day family living and is located in the desirable Slackbuie area of the city. The well-proportioned accommodation is spread over two floors with the ground floor comprising an entrance hall with storage cupboard, a WC, a bright and airy front facing lounge, off which can be found a well-equipped kitchen/dining room. Providing ample space for informal dining, this open plan room has contemporary wall and base mounted units with worktops, complimentary splashback tiling, a 1½ stainless steel sink with drainer and mixer taps, and an integrated gas hob with extractor fan over, and an electric oven. There is a free-standing washing machine and a fridge-freezer which are included in the sale. From here, French doors open onto the south-facing rear garden which has stunning views over the city and towards the Kessock Bridge. On the first floor can be found a landing with airing cupboard and loft access, the family bathroom and three bedrooms. The principal bedroom boasts double fitted wardrobes with mirrored sliding doors, while bedroom three has a storage cupboard. The bathroom consist a WC, a wash hand basin within a vanity unit and a bathtub with a double head shower over, completed with tiling. Pleasing features include double glazing, gas central heating, off-street parking, a garage and garden grounds.

Externally, the front garden is laid to lawn and has a tarmac driveway which provides off-street parking and leads to the single garage which has power, lighting and an up an over door. To the side elevation, a small gravel path gives access to the good sized rear garden which is perfectly positioned to take advantage of the sunshine. It is laid to lawn with a paved area and is fully enclosed by timber fencing. The property is located near to the Southern Distributor Road and offers easy access onto the A9. Raigmore Hospital and Inshes Retail Park are situated approx. one mile away, where a number of major retailers can be found. A 24 hour Asda Supermarket is also located a few minutes walk away and Primary and Secondary schooling are also available nearby.

Rooms & Dimensions

Entrance Hall

Lounge

Approx 3.07m x 4.68m

Kitchen/Dining Room

Approx 2.70m x 5.10m

WC

Approx 1.90m x 1.09m

Landing

Bathroom

Approx 1.92m x 2.02m*

Bedroom One

Approx 3.21m x 3.08m

Bedroom Two

Approx 3.62m x 3.07m*

Bedroom Three

Approx 2.44m x 2.62m*

Garage

Approx 2.84m x 6.11m

(*At widest point)



Bathroom

