



31 Great Glen Gardens, Inverness, IV3

Offers over £225,000



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MCKINNELL
ESTATE AGENTS



31 Great Glen Gardens

Inverness, IV3 8FD

- END TERRACE
- EN-SUITE SHOWER ROOM
- BATHROOM
- DOUBLE GLAZED WINDOWS
- DESIGNATED PARKING
- THREE BEDROOMS
- DOWNSTAIRS WC
- GAS RADIATOR CENTRAL HEATING
- FRONT AND REAR GARDENS
- VIEWING HIGHLY RECOMMENDED

An opportunity to purchase a modern three bedroom end terrace villa located in the popular Westerbraigs district of Inverness. The property offers many pleasing features including a fitted kitchen with built-in appliances, a downstairs WC and an en-suite shower room to the master bedroom. The property also benefits from double glazed windows, gas radiator central heating, designated off-road parking for two cars, a family bathroom and has gardens to the front and rear. The villa is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a family sized home in a sought after location or those looking for a property with great letting potential. Viewing is highly recommended.

Gardens

The front garden is mainly laid to grass and has a path leading to the front door. The rear garden is mainly laid to grass, has a paved patio and is enclosed by fencing with gated access to the side.

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ACCOMMODATION

ENTRANCE HALL

LOUNGE 14'2" x 12'5" (4.32m x 3.80m)

KITCHEN/DINER 15'11" x 8'8" (4.87m x 2.65m)

WC 6'2" x 4'0" (1.88m x 1.22m)

BEDROOM ONE 12'5" x 10'0" (3.80m x 3.06m)

EN-SUITE SHOWER ROOM 6'3" x 4'8" (1.93m x 1.44m)

BEDROOM TWO 11'5" x 8'5" (3.50m x 2.57m)

BEDROOM THREE 7'6" x 7'4" (2.30m x 2.25m)

BATHROOM 8'5" x 5'7" (2.58m x 1.71m)





Location

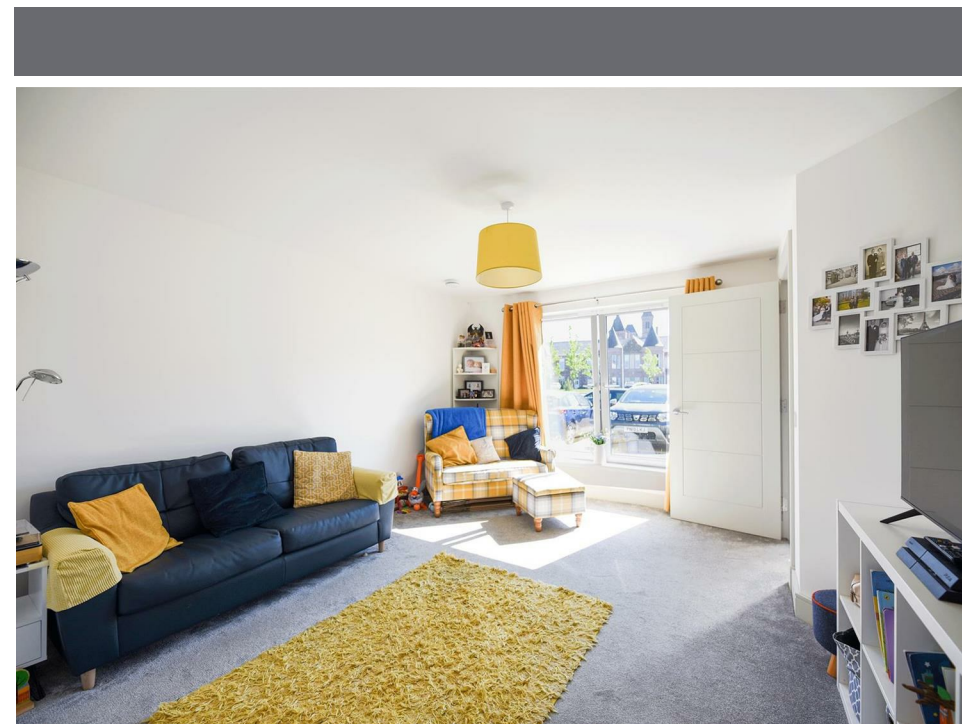
The property is located in the popular Westercraigs district of Inverness. Local amenities can be found at the Charleston shopping precinct and include a general store, medical centre, pharmacy, post office, hair salon and a take away restaurant. Further amenities can be found in Telford Retail Park and include a supermarket and a selection of retail stores. There is a Golf course, primary and secondary schools located close by. A regular bus service runs to the City centre where there is a more comprehensive range of shops and facilities. Inverness has a train station with regular onward links to major regional centres including a sleeper service to London. Inverness Airport is less than 10 miles away, offering a number of domestic and European flights.

Extras: All fitted carpets and floor coverings.

Services: Mains electricity, gas, water and drainage.

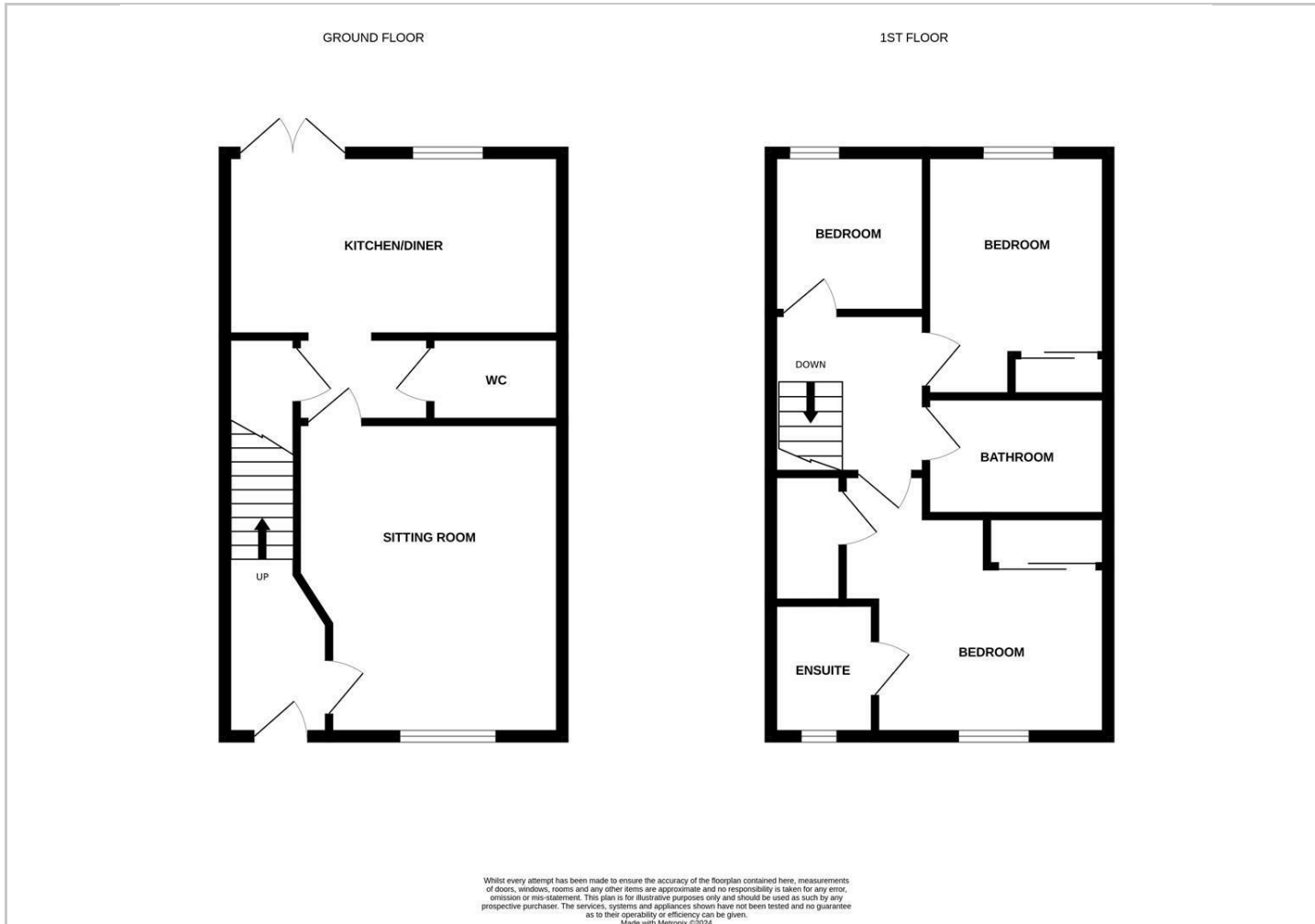
Entry: By mutual agreement.

Council Tax Band: D





Floor Plans



Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

