



23 ARDNESS PLACE
INVERNESS, IV2 4QJ

OFFERS OVER £220,000

****NOW £25,000 BELOW HOME REPORT VALUATION ****

Fantastic opportunity to purchase a detached bungalow in a sought after location of Holm Area in Inverness. In need of some upgrading this property represents an excellent purchase for a growing family or would equally make an ideal retirement home.



home sweet home
estate agents
your local property experts

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- Three Bedroom Detached Bungalow
- Modern Bathroom
- Open Plan Kitchen Lounge
- Gardens to Front and Rear
- Detached Garage
- Driveway Parking
- Epc Band D
- £25,000 BELOW HOME REPORT VALUATION



Full Description

*****£25,000 BELOW HOME REPORT VALUATION

Great opportunity to purchase a detached bungalow with good sized rooms throughout. Although in need of some modernisation once completed this property would make an ideal family home. With spacious rooms and a good layout this property has to be viewed to be appreciated. There is gardens to front side and rear along with a driveway and detached garage.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Location

Holm is a desirable area located approximately three miles from the city centre, with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, LifeScan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. Local amenities include both Asda and Tesco

supermarkets and petrol stations. There are further amenities at Fairways Retail, including Fairways Golf Club with restaurant and bar, a bakers, hairdressers and barbers. Primary schooling is available at Holm Primary School, with secondary pupils attending Inverness Royal Academy both of which are within walking distance. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living.

Additional Details

Council Tax Band - To be confirmed

EPC Band - D

Double Glazed Throughout

Gas Central Heating System (Not checked)

Home Report Available on our website - www.homesweethomemoves.co.uk

Viewing By Appointment Through Home Sweet Home on 01463 710151

Any offers should be submitted in Scottish legal form to invernesssales@homesweethomemoves.co.uk

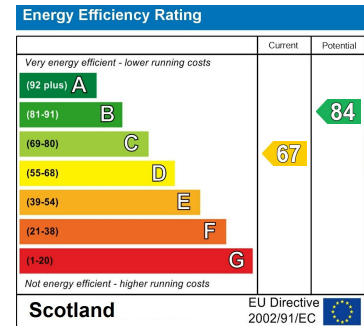
These particulars, whilst believed to be correct do not and cannot form part of any contract. The

measurements have been taken using a sonic tape measure and therefore are for guidance only.

Lounge	14'10" x 11'10"
Kitchen/ Diner	19'5" x 8'10"
Family Bathroom	8'10" x 6'3"
Bedroom One	11'9" x 11'3"
Bedroom Two	11'2" x 9'2"
Bedroom Three	9'7" x 8'3"
Utility Room	13'3" x 11'10"

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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