



home sweet home
estate agents
your local property experts



26 Holm Park Inverness

£299,995
FREEHOLD

*****ON THE MARKET FOR £20,000 BELOW HOME REPORT VALUATION*****

Fantastic opportunity to purchase a sizeable family home in the popular area of Holm in Inverness. With 6 bedrooms, a large family dining kitchen, lounge, ground floor shower room, main bedroom with ensuite and family bathroom this property will appeal to those seeking a good sized family home. Externally there is gardens to the front and rear, loc bloc driveway, garage and landscaped rear garden with featured raised decking area that is covered. Contact us today to arrange your viewing.



• FABULOUS FAMILY HOME • SOUGHT AFTER RESIDENTIAL AREA • SPACIOUS GARDEN • SIX BEDROOMS

Full Description

This well presented six bedroom detached house is located in the highly sought after Holm area of the city. This property is in excellent condition throughout benefitting from a spacious lounge, a stunning open plan kitchen with dining area ideal for entertaining. There is a ground floor double bedroom and Bathroom. On the first floor there is a spacious main bedroom with newly fitted ensuite shower room. and double wardrobes. An additional 2 double bedrooms and family bathroom. Stairs then lead to the upper landing where another 2 bedrooms and wc are located. Gas fired central heating, double glazing, garage and off street parking complete this property. The current owner has sectioned off the rear of the garage for a home bar area. The front garden is laid to lawn and to the rear there is a landscaped garden with a small pond and there is also a covered decking area accessed from the dining area. With ample storage and well-proportioned rooms this property represents an ideal family home. Viewing is highly recommended to fully appreciate this beautiful, bright property and convenient location.

Location

Holm is a desirable area 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, Beechwood Business Park and the UHI Campus. Local amenities include both Asda and Tesco supermarkets and petrol stations. There are further amenities at Fairways Retail, including a bakers, hairdressers, barbers and circuit gym; as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar. Primary schooling is available at Holm

Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service into the centre routed nearby. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoors sports and activities.

Additional Details

Council Tax Band E
EPC Band C

Double Glazed Throughout
Gas Heating

Home Report Available on www.homesweethomemoves.co.uk

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home on 01463 710151

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

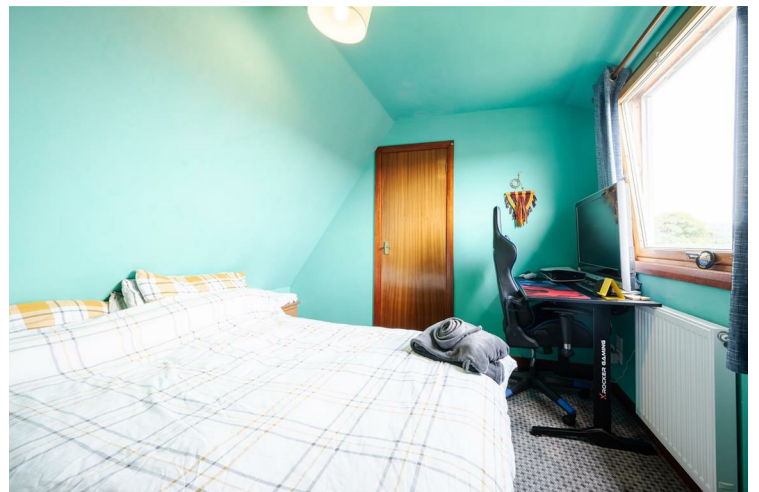
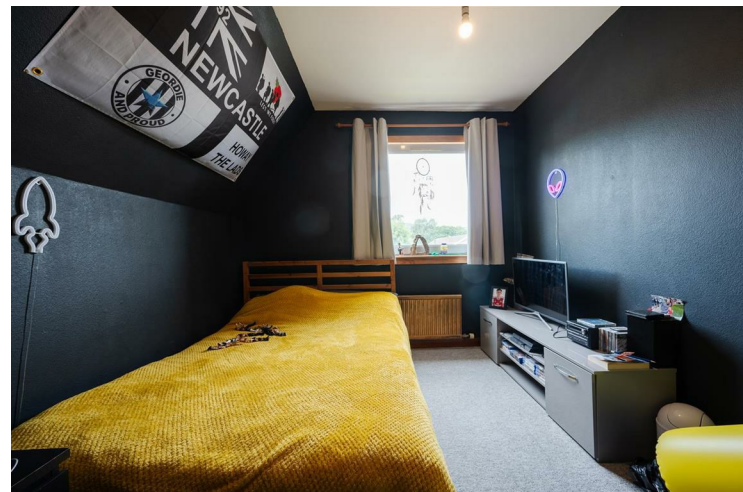
These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

HALLWAY	9'11" x 7'1"
LOUNGE	13'9" x 12'9"
OPEN PLAN KITCHEN/ DINER	21'8" x 12'7"



• MODERN OPEN PLAN KITCHEN DINING ROOM • RECENTLY FITTED ENSUITE SHOWER ROOM • DOUBLE GLAZING • GAS CENTRAL HEATING • EPC BAND C • COUNCIL TAX BAND E

SHOWER ROOM	6'11" x 6'7"
GROUND FLOOR BEDROOM	13'0" x 7'7"
STAIRS TO THE FIRST FLOOR LANDING	
PRINCIPAL BEDROOM	15'2" x 9'6"
ENSUITE SHOWER ROOM	7'8" x 6'0"
FAMILY BATHROOM	8'7" x 6'6"
BEDROOM 2	12'10" x 8'6"
BEDROOM 3	12'10" x 8'6"
STAIRS TO SECOND FLOOR LANDING	
BEDROOM 4	10'4" x 9'3"
BEDROOM 5	9'4" x 7'10"
WC	6'7" x 2'0"



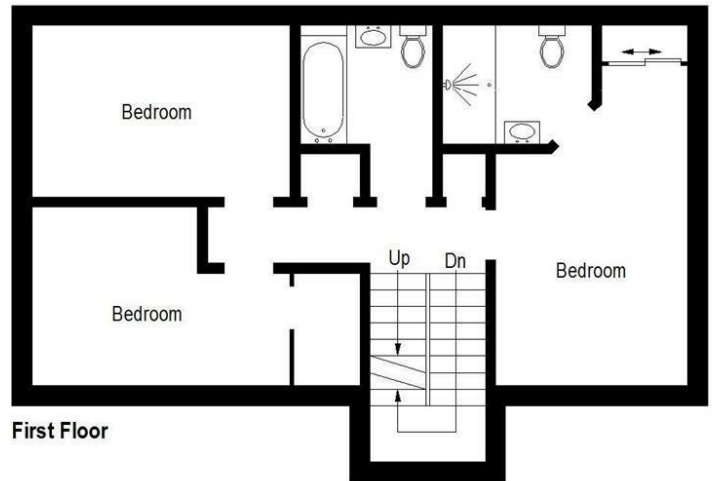
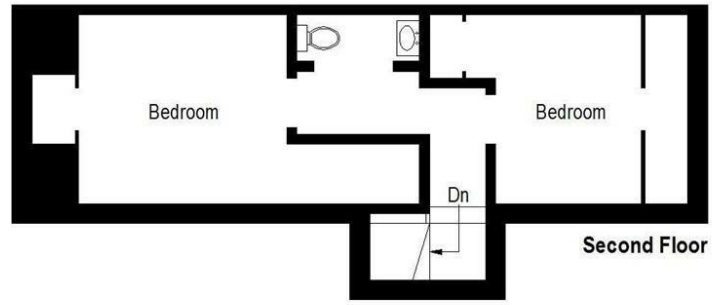


Illustration For Identification Purposes Only. Not To Scale (ID:929657 / Ref.83626)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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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