



- Two Bedroom House
- Quiet And Desirable Location In The Holm Area
- Ideal First Home Or Investment Opportunity
- Move In Condition

62 Ardness Place, Inverness, IV2 4QJ

Offers Over £140,000

This 2 Bedroom House Is Located In The Popular Holm Area Of Inverness And Is An Ideal First Home Or Investment Opportunity.





## Property Description

### Full Description

Fantastic opportunity to purchase a 2 bedroom fourplex located in the popular Holm area of Inverness. This property is well presented offering generous living accommodation and benefits from driveway parking and private garden space.

The lounge is a bright and inviting room with a semi-vaulted feature ceiling. It is decorated in soft, neutral tones with ample room for lounge furniture and a dining table and chairs. The well equipped kitchen offers a good arrangement of base and wall mounted units with work tops. The second bedroom is located on the ground floor off the living room and can easily accommodate a double bed - it also benefits from a storage cupboard. A carpeted staircase leads to the first floor landing which provides access to the master double bedroom and the bathroom with a shower over the bath. There is also an airing cupboard and large storage space off the bathroom.

The property benefits from allocated off road parking. The south-facing garden is fully enclosed and private, it is mainly laid to lawn which enjoys the sun - ideal for alfresco dining and entertaining or simply relaxing and enjoying the sun. There is also a garden shed providing additional storage space.

### Location

The property is located within the established and popular Holm area of Inverness, 3 miles from the city centre and 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 as well as an Asda superstore with petrol station. The property falls within the catchment area of Holm Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service to the city centre routed close by. 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 C

EPC Band D

Home Report Available By Contacting Home Sweet Home on 01463 710151

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](mailto: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.

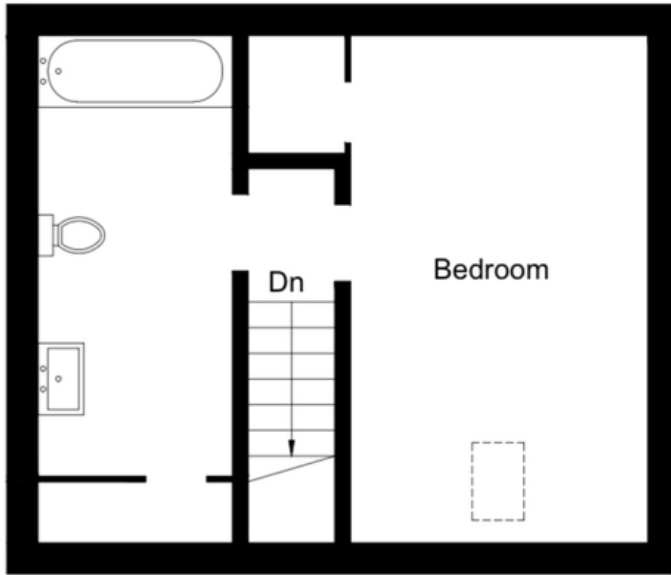
#### **LIVING ROOM**

17' 3" x 9' 10" (5.27m x 3.02m)

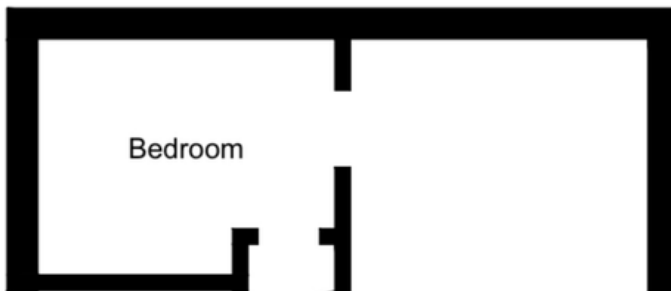
#### **KITCHEN**

5' 8" x 8' 5" (1.75m x 2.59m)

62 Ardness Place, Inverness, IV2 4QJ



First Floor



**BEDROOM (DOWNSTAIRS)**

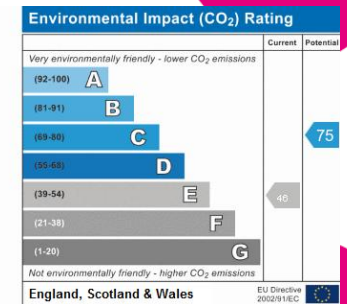
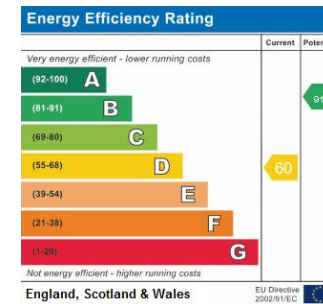
8' 3" x 8' 5" (2.53m x 2.59m)

**BATHROOM**

5' 2" x 7' 2" (1.60m x 2.19m)

**BEDROOM**

9' 6" x 9' 5" (2.90m x 2.88m)



4 Grant Street, Inverness, IV3 8BL

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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 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