



155 Ardness Place, INVERNESS, IV2 4PE

Offers Over £145,000

REF: 61003





This bright, one-bedroom, semi-detached bungalow is located in the highly popular Lochardil area of the City, close to excellent facilities and within easy reach of the City Centre. In walk-in condition throughout, the property benefits from double glazing, gas heating and off-street parking. With well-proportioned rooms and ample storage, this property represents an ideal home for a first-time buyer or someone looking to downsize.

The accommodation consists of: an entrance hallway with clothing rail and small shelved cupboard; a front-facing lounge with large window allowing the room to flood with natural light; a modern, well-appointed kitchen with a good selection of base and wall mounted units, complementary worktop and splashback, integrated electric double oven, induction hob, extractor fan, fridge freezer, washing machine and door giving access to the rear garden; double bedroom with fitted wardrobe and French doors leading to the rear garden; shower room complete with wet wall, walk-in electric powered shower, vanity unit with wash hand basin, WC and gives access to the partially floored attic.

The garden to the front of the property is laid to gravel for easy maintenance. The fully enclosed rear garden is also laid to gravel and benefits from a small decking area where one can sit and enjoy the sunshine, rotary clothes dryer and large garden shed with power, light and tumble dryer. A tarmac driveway to the side of the property provides ample off-street parking for several cars.

Facilities within easy walking distance of the property include a general store, supermarket and Holm Mills Shopping Centre. Other facilities can be found at Inshes Retail Park which include a supermarket, petrol station and a selection of retail outlets. Education is provided at Holm Primary School or Inverness Royal Academy. A regular bus service to and from Inverness City Centre is routed close by.

Inverness City Centre is within easy reach and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Entrance Hall **1.49m x 0.98m (4'11 x 3'3)**
Kitchen **3.50m x 2.08m (11'6 x 6'9)**
Lounge **4.79m x 3.01m (15'9 x 9'11)**

Inner Hallway **1.02m x 0.88m (3'3 x 2'11)**
Bedroom **3.61m x 2.62m (11'9 x 8'6)**
Bathroom **2.32m x 1.68m (7'6 x 5'6)**



General

All floor coverings, light fittings, curtains, blinds, integrated appliances, tumble dryer and garden shed are included in the asking price.

Services

Mains gas, electricity, water and drainage.

Council Tax

Council Tax Band B

EPC Rating

C

Post Code

IV2 4PE

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AMM/EB/CORM30/1

Price

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Directions

From Inverness follow signs for B862 Dores. At the Dores Tesco roundabout, take the first exit and follow the road up the hill until you reach the next roundabout. At this roundabout take the first exit onto Stratherrick Road and take the first left into Ardness Place. The property is on your right-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

