



6 Inshes Crescent, INVERNESS, IV2 3SP

Offers Over £190,000

REF: 60961





This three-bedroom, semi-detached villa is located in the highly popular Drakies area of the city, close to excellent facilities and within easy reach of the Highlands and Islands University Campus, Raigmore Hospital and the city centre. In need of slight modernisation, the property benefits from double glazing, gas fired central heating complemented by a wood burning stove in the lounge and a private rear garden. With well-proportioned rooms and ample storage, this property represents an ideal family home.

Viewing is highly recommended to fully appreciate the living space on offer and convenient location.

The accommodation consists of; a generous entrance hall with stairs leading to the upper floor; inner hallway with understair storage cupboard and coat hooks; a spacious, double aspect lounge/diner with wood burning stove set on a slate hearth proving a welcoming focal point and ample room for dining; kitchen with a selection of base and wall mounted units, complementary worktops and tiling to splashback, integrated electric oven, hob and extractor fan, space for washing machine and fridge; rear porch giving access to the side of the property.

On the upper floor; landing giving access to the partially floored attic with drop down ladder and shelved storage cupboard; two double bedrooms, one with fitted storage; further small double bedroom; fully tiled family bathroom comprising a three piece suite in white with mains powered shower to bath.

The fully enclosed garden to the front of the property is laid to gravel with a selection of mature shrubs and plants. The private rear garden is also fully enclosed, mainly laid to gravel for easy maintenance and benefits from three fully stocked log stores and rotary clothe dryer. A driveway to the side of the property provides ample off-street parking for several cars and leads to the single timber garage.

Facilities closest to the property can be found and Inshes Retail Park which include a supermarket, petrol station, Post Office, takeaway and selection of retail outlets. Education is provided at Drakies Primary School of Millburn Academy, both of which are within easy walking distance. A regular bus service to Inverness city centre is also routed close by.

Inverness city, which is within very easy reach, offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond

Entrance Hall	1.88m x 1.86m (6'2 x 6'0)	Bedroom 2	4.17m x 2.65m (13'8 x 8'8)
Kitchen	3.39m x 2.35m (11'0 x 7'9)	Bedroom 3	3.24m x 2.35m (10'8 x 7'9)
Lounge	4.16m x 3.13m (13'8 x 10'3)	Bathroom	2.02m x 1.93m (6'8 x 6'3)
Dining	3.50m x 2.64m (11'6 x 8'8)	Rear Porch	2.04m x 1.47m (6'8 x 4'9)
Bedroom 1	3.52m x 3.05m (11'6 x 10'0)		



General

All floor coverings, light fittings, curtains, blinds, oven, hob, extractor fan, wood burning stove and log stores are included in the asking price.

Services

Mains gas, electricity, water and drainage.

Council Tax

Council Tax Band D

EPC Rating

C

Post Code

IV2 3SP

Entry

By mutual agreement.

Viewing

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

Reference

LB/EB/ANGU32/3

Price

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Directions

From Inverness City, head towards Millburn Road. At the roundabout, turn right onto Old Perth Road. At the next mini-roundabout, keep left. Take the 1st right after the petrol station and the 1st right onto Drakies Avenue. Take the 2nd right onto Thistle Road and 1st left onto Inshes Crescent. The property is further along 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.

