

**38 Wyvis Place,**  
Merkinch, Inverness IV3 8DS

**Offers Over £135,000**





## Overview

- Spacious 3 bedroom mid-terrace villa
- Lounge/diner, kitchen, 3 bedrooms, shower room
- Landscaped garden, 2 sheds, decking & on-street parking
- Close to local amenities and facilities
- Ideal first time buyers, families and investors
- EPC band C



## Description

Fantastic opportunity to acquire this well-proportioned mid-terrace home in a well-connected area of Inverness. The bright and spacious dual-aspect lounge enjoys an abundance of natural light and offers ample space for both relaxation and dining furniture, making it ideal for modern living. The well-designed kitchen comes complete with a freestanding fridge/freezer, washing machine, electric cooker and extractor hood. Upstairs, the property comprises three bedrooms, with the generous primary bedroom benefiting from triple fitted wardrobes, bright second bedroom and third bedroom, currently used as a home office with built in wardrobe. A shower room completes the upper accommodation. The home further benefits from gas central heating, controlled via a Hive smart heating system, double glazing throughout, two storage cupboards with one fitted for shoe/coat storage, and a partially floored loft space with a fitted ladder for additional storage. Externally, the landscaped rear garden features a patio area and stone chippings for easy maintenance. A concrete shed and timber shed provide excellent additional storage. The fully enclosed front garden is predominantly stone chipped and includes a decking area, offering further outdoor space to enjoy. Overall, this well-presented home in excellent condition will appeal to a wide range of buyers, including first-time purchasers, families, and investors seeking an easy-to-maintain property close to local amenities.



### Room Dimensions

**Lounge** (20' 8" x 11' 8") or (6.30m x 3.56m)

**Kitchen** (10' 0" x 8' 11") or (3.05m x 2.72m)

**Bedroom 1** (11' 2" x 10' 4") or (3.40m x 3.14m)

**Bedroom 2** (9' 3" x 10' 8") or (2.81m x 3.24m)

**Bedroom 3/Study** (10' 9" x 8' 2") or (3.27m x 2.49m)

**Shower Room** (8' 4" x 4' 9") or (2.54m x 1.46m)





### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Free standing appliances such as washing machine, electric cooker and fridge/freezer. Furniture available by separate negotiation.

### Services

Hive control gas heating, electricity, water and drainage. Broadband.

### Council Tax

Band B

### Tenure

Freehold.

### Floor area

82m<sup>2</sup>

### Entry

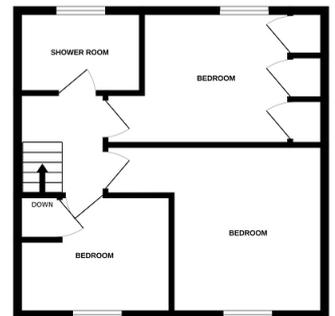
By mutual agreement.

Don't delay - get in touch with Tailormade Moves today to arrange a viewing

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