

2 Aird Avenue

Hilton, Inverness, IV2 4TR

Offers Over £180,000





Overview

- Spacious semi detached property
- Good location with local amenities
- Lounge, kitchen, 3 double bedrooms, bathroom
- Enclosed garden and drive with parking for 3 cars
- Ideal for families or first time buyers
- EPC band C



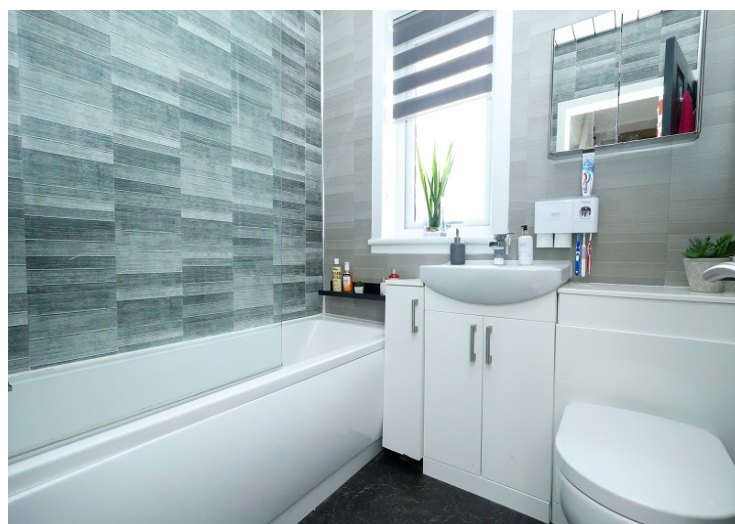
Description

Welcome to this beautifully presented three-bedroom semi-detached home, perfectly positioned within walking distance of Hilton Primary School. With driveway parking, a modern interior and a generous layout, this property is ideal for families, first-time buyers, or anyone looking for a well-maintained home in a popular residential area. On the ground floor, the entrance leads into a bright and airy lounge, featuring a cosy wood burning stove, perfect for relaxing evenings. The modern kitchen is fitted with an integrated gas hob, extractor hood, electric double oven, fridge/freezer, and includes a free-standing dishwasher with space for a washing machine. A rear door provides direct access to the garden, creating an easy flow for indoor/outdoor living. Completing the downstairs accommodation is the modern family bathroom. Upstairs, there are three well-proportioned double bedrooms, each benefiting from fitted storage, ensuring plenty of space for the whole household. Externally, the property enjoys driveway parking and a fully enclosed rear garden, offering a safe space for children, pets and outdoor entertaining. Further benefits include gas central heating and double glazing throughout. This lovely home is situated close to local amenities, bus routes and within easy reach of Inverness city centre. Early viewing is highly recommended to appreciate the accommodation on offer.



Room Dimensions

Lounge	(14' 1" x 12' 6") or (4.30m x 3.81m)
Kitchen	(13' 11" x 9' 0") or (4.25m x 2.74m)
Bedroom 1	(10' 3" x 13' 11") or (3.12m x 4.25m)
Bedroom 2	(11' 4" x 12' 0") or (3.46m x 3.66m)
Bedroom 3	(10' 8" x 8' 1") or (3.25m x 2.46m)
Bathroom	(6' 4" x 5' 5") or (1.94m x 1.66m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, extractor, electric double oven, fridge/freezer. Free standing dishwasher.

Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Council Tax

Band B

Floor Area

85m²

Tenure

Freehold

Entry

By mutual agreement

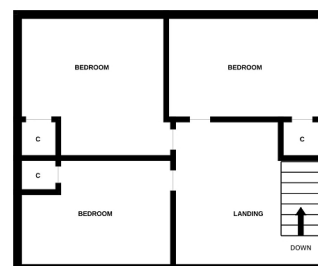
Viewing

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

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk

www.tailormademoves.co.uk



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