



Innes & Mackay

**8 Limetree Avenue, Dalneigh,
Inverness, IV3 5RH**

- END-TERRACED VILLA
- THREE DOUBLE BEDROOMS
- GENEROUS PLOT
- NON TRADITIONAL CONSTRUCTION
- GAS CENTRAL HEATING
- ON-STREET PARKING

**Offers Over
£135,000**



PROPERTY DESCRIPTION

Located on a generous sized plot, this three bedroom end-terraced villa is located in the established Dalneigh area of Inverness and offers anyone looking for a family home close to local amenities, schools and facilities. The property is of a non traditional construction and therefore lending may be restricted. Benefitting from three double bedrooms, spacious lounge, kitchen and wet room, the property has gas central heating and enjoys private gardens to the front, side and rear. Parking is shared on street.

LOCATION

The property is situated in the Dalneigh area of Inverness on the west side of the River Ness. Near the property is a selection of local amenities including grocery shops, a Post Office and hairdressers. Dalneigh Primary is located across the road, with Secondary schooling provided at Inverness High School. There is easy access to outdoor and indoor sporting facilities at the Aquadome, Ice rink and Bught Park. Local amenities are supplemented by superstores located on Telford Street. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

GARDEN

The garden to the front is laid to lawn, with hedging surrounding the border. There is a paved pathway leading to the timber ramp which provides wheelchair access to the front door. The rear garden is predominantly laid to lawn, with a variety of trees and mature hedging. Path leads to the large timber shed, which is included in the sale.

ENTRANCE HALL

Front door opens into the entrance hallway, which is laid with carpet. Access is provided to the lounge, kitchen, wet room, two fitted storage cupboards and via stairs to the first floor landing.

LOUNGE

4.70 x 3.73 (15'5" x 12'2")

The lounge is a generous sized room located to the front elevation and is laid with carpet. A focal point of this room is the coal effect gas fire set on a marble hearth and surround, giving a pleasing finish.

KITCHEN

4.69 x 2.69 (15'4" x 8'9")

The kitchen is laid with vinyl flooring and is fitted with floor based units with worktop. Below the window to the rear is the stainless steel sink with drainer. There is an under counter washing machine and tumble dryer, both of which are included in the sale. There is a single fitted cupboard providing additional storage and door provides access to the rear garden.



WET ROOM

1.92 x 1.67 (6'3" x 5'5")

The wet room is furnished with a WC, wash hand basin and walk in shower cubicle housing mains shower, with half height folding doors. Window to the side, extractor fan and vinyl flooring complete this room.

STAIRCASE TO LANDING

Carpeted stairs lead to the first floor landing, where access is provided to the three bedrooms. There are two built in cupboards, one housing the central heating boiler and the other providing hanging rail and storage. Hatch opens to the loft space.

BEDROOM 1

4.67 x 2.72 (15'3" x 8'11")

Bedroom one is a spacious, double room laid with carpet. There are two windows overlooking the rear garden, providing a good degree of natural light.

BEDROOM 2

3.77 x 2.73 (12'4" x 8'11")

The second bedroom located to the front elevation is a double room and benefits from a built in wardrobe.

BEDROOM 3

3.79 x 3.68 (12'5" x 12'0")

Bedroom three is also a double room, located to the front elevation.

HEATING

Gas central heating.

GLAZING

Mixed glazing.

PARKING

On-street parking.

COUNCIL TAX BAND - B

EPC BAND - C

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, curtains, blinds and white goods. Garden shed.

VIEWING ARRANGEMENTS

Through Innes & Mackay Property Department (01463 251 200).





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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