



Innes & Mackay

2 Mansefield Park, Kirkhill, Inverness, IV5 7ND

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- LOCATED IN THE POPULAR VILLAGE OF KIRK HILL
- AMPLE OFF-STREET DRIVEWAY PARKING
- OPEN OUTLOOK TO THE REAR
- SOLAR PANELS
- OIL CENTRAL HEATING

**Offers Over
£245,000**



PROPERTY DESCRIPTION

Viewing comes highly recommended for this well-presented semi detached bungalow, located in the popular and residential area of Kirkhill. The property benefits from three bedrooms with fitted wardrobes, real Oak doors and skirtings, South facing garden with an open outlook to the rear. Decorated in neutral tones throughout, the property would be an ideal first time buy or anyone looking for accommodation on one level. Solar panels, oil central heating and ample off-street driveway parking.

LOCATION

Mansefield Park is located approx. 7 miles from the Highland Capital of Inverness in the village of Kirkhill where local amenities are within walking distance. Primary schooling is available at Kirkhill Primary School and secondary schooling is available at Charleston Academy in Inverness. Inverness offers a comprehensive range of shops and amenities including Eastgate Shopping Centre, High Street shops, hotels, cafés, bars, restaurants, supermarkets and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

GARDEN

The gardens to the front are primarily laid to lawn, with tarmac driveway running alongside the property and paved pathway leading to the front door. Wooden gate leads to the rear garden enclosed with timber fencing, which enjoys an open outlook across fields and is well-positioned to benefit from the all day sun. The garden is predominantly laid to lawn, with wooden raised beds featuring an array of plants and shrubs. To the side, there is a timber shed providing external storage.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule, laid with wood-effect laminate flooring, which has a built in double cupboard

providing storage and hanging space. From here, access is gained to the hallway.

HALLWAY

The spacious hallway provides access to the lounge, WC, three bedrooms and family bathroom. Good storage is provided by a large cupboard and ceiling hatch provides access to the partially floored loft space.

LOUNGE

4.69 x 3.40 (15'4" x 11'1")

The lounge is a comfortable room located to the front of the property. Laid with real wood flooring, this room has a door leading through to the kitchen.

KITCHEN

4.31 x 3.80 (14'1" x 12'5")

The spacious kitchen is fitted with an excellent range of floor based units and wall mounted cupboards all providing good storage and working areas. Integrally fitted is the fridge freezer and inset in the work counter is the electric hob with oven under and stainless steel extractor hood over. Located below the window to the rear is the 1 ½ stainless steel sink with drainer to the side and washing machine below the work counter. Good storage is provided by a double cupboard which houses the central heating boiler. Vinyl flooring completes this room.

BEDROOM 1

4.90 x 2.60 (16'0" x 8'6")

Bedroom one is a large double room located to the front the property. This room benefits from built in double wardrobes providing hanging space and shelving.

BEDROOM 2

3.40 x 3.21 (11'1" x 10'6")

Bedroom two is a a bright room by virtue of the window overlooking the gardens and fields beyond. This room also benefits from built in double wardrobes.



BATHROOM

2.29 x 2.06 (7'6" x 6'9")

The bathroom is furnished with WC, wash hand basin and bath with mains shower over and screen to the side. Attractive tiling, extractor fan and vinyl flooring complete this room.

BEDROOM 3

3.20 x 2.20 (10'5" x 7'2")

Bedroom three is a single room with window to the side. This room also benefits from built in double wardrobes.

WC

1.63 x 1.09 (5'4" x 3'6")

This room is furnished with a WC and wash hand basin. Extractor fan and vinyl flooring complete this room.

HEATING

Oil central heating.

GLAZING

Double glazed.

PARKING

Ample off-street driveway parking.

COUNCIL TAX BAND - D

EPC BAND - A

SERVICES

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

EXTRAS INCLUDED

All fitted curtains, blinds, floor coverings and integral appliances. 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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