



**Harper
Macleod LLP**
Estate Agents & Solicitors

5 Holm Avenue, Inverness IV2 4QZ

Offers over £205,000



2



1



2



E

5 Holm Avenue

Inverness, IV2 4QZ

Fantastic opportunity for a first-time buyer to purchase a 2 bedroom two storey semi-detached home in a quiet cul-de-sac situated in an established residential area with off street parking and mature garden ground within walking distance of the City Centre.

The accommodation on the ground floor comprises an entrance hallway, lounge, dining room and kitchen with utility porch. On the first floor there are two double bedrooms and a bathroom.



Entrance hallway

6'0" x 8'3" (1.84m x 2.54m)

Lounge

10'10" x 11'8" (3.32m x 3.57m)

Dining room

11'8" x 10'10" (3.56m x 3.32m)

Kitchen with utility porch

5'11" x 12'9" at widest point (1.81m x 3.90m at widest point)

First floor hallway

8'11" x 6'0" (2.72m x 1.85m)

Bathroom

6'9" x 5'11" (2.08m x 1.82m)





Bedroom 1
12'11" x 10'11" (3.95m x 3.35m)

Bedroom 2
10'10" x 11'8" (3.31m x 3.57m)

Outbuildings

Garden ground

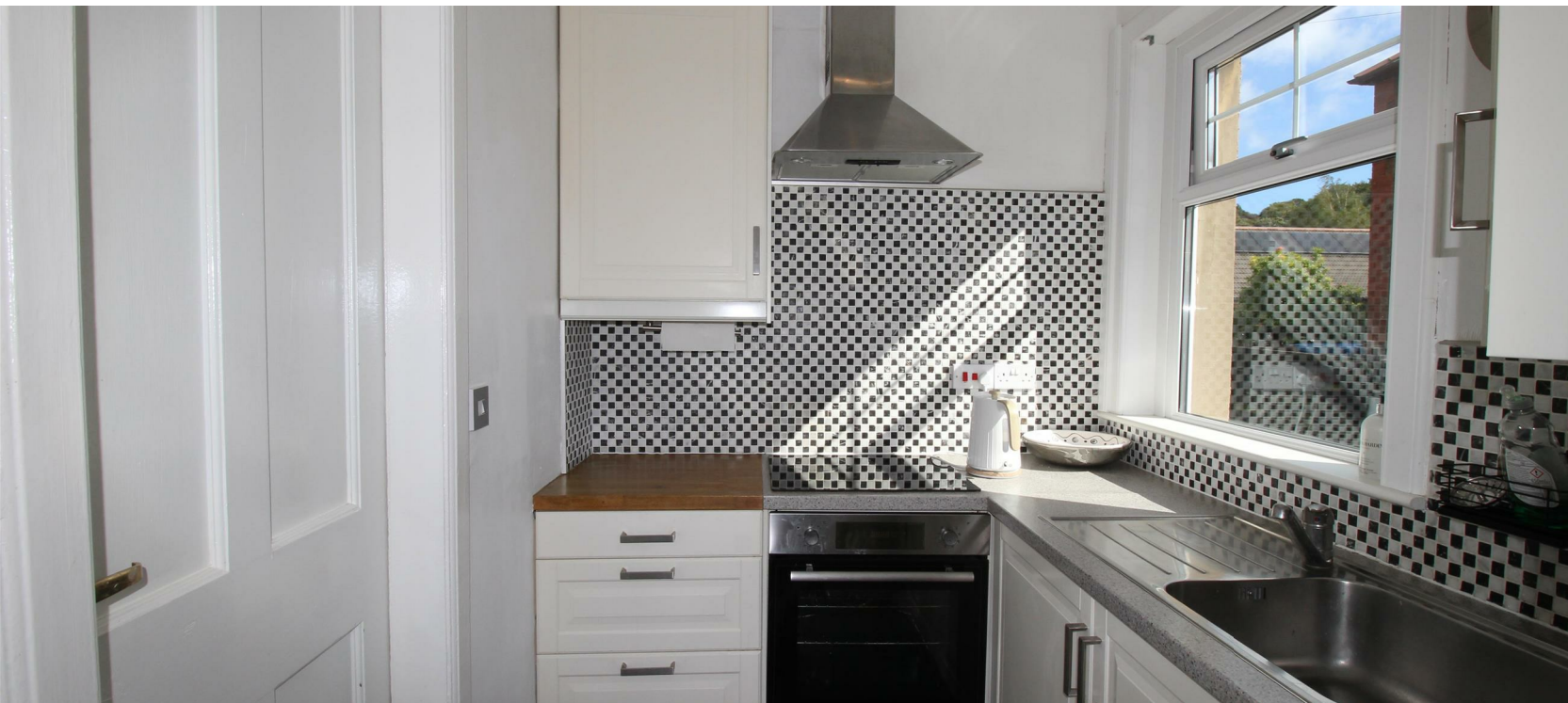
Extras

Heating and glazing

Services

EPC Rating E

Council Tax Band C



The home is close to the Holm Mills Shopping Village and there is a convenience store with post office and Tesco nearby.

The home is conveniently located for the southern distributor road with easy access to Raigmore Hospital, Inshes Retail Park, the UHI Inverness Campus and the A9. The west link road leads to the Inverness Leisure Centre, Bught Park, Whin Park and the riverside.

Primary school pupils attend Holm Primary School and secondary school pupils attend Inverness Royal Academy. There is a regular bus service to and from the City Centre which offers an extensive range of retail, leisure and business facilities.

Viewing highly recommended.

Accommodation:

Entrance hallway 1.84m x 2.54m

Side entrance door opening into the hallway. Doors to lounge and dining room. Staircase to first floor. Cupboard with window to side housing the Worcester central heating boiler. Understairs cupboard. Tel. point. Wifi point. Laminate flooring.

Lounge 3.32m x 3.57m

Bay window to front. Recessed shelves. T.V. point. Laminate flooring.

Dining room 3.56m x 3.32m

Window to rear. Cupboard with shelves housing the electrics. T.V. point. Laminate flooring.

Kitchen with utility porch 1.81m x 3.90m at widest point

Double aspect to side and rear. Door to side. Wall and base units with worktop and tiling. Stainless steel sink with left hand drainer. Integrated ceramic hob, extractor and electric oven. Whirlpool dishwasher. Free standing Hotpoint washing machine, Indesit tumble dryer, Logic fridge/freezer and Toshiba microwave. Laminate flooring.

First floor hallway 2.72m x 1.85m

Staircase with window to front. Doors to two bedrooms and bathroom. Storage cupboard. Carpet.

Bathroom 2.08m x 1.82m

Window to rear. White WC and wash hand basin set in vanity unit with glass shelf and mirror with light above. Shower bath with mains shower, tiling and shower screen. Free standing storage cupboard with mirrored doors. Vertical chrome towel radiator. Extractor. Hatch to roof space. Spotlights. Tiling to walls. Laminate flooring.

Bedroom 1 3.95m x 3.35m

Window to rear. Original fireplace which is blocked up. Carpet.

Bedroom 2 3.31m x 3.57m

Window to front. Original fireplace which is blocked up. Carpet.

Outbuildings

Greenhouse

Two timber sheds

Garden ground

The front and side garden have been laid out with gravel for low maintenance and off street parking. A paved path leads up to the entrance door and rear garden.

The rear garden is mainly laid to lawn with gravelled paths and shrubs.

Extras

All fitted floor coverings, dishwasher, washing machine, tumbler dryer and blinds are included in the sale price.

Heating and glazing

Oil fired central heating and double glazing.

Services

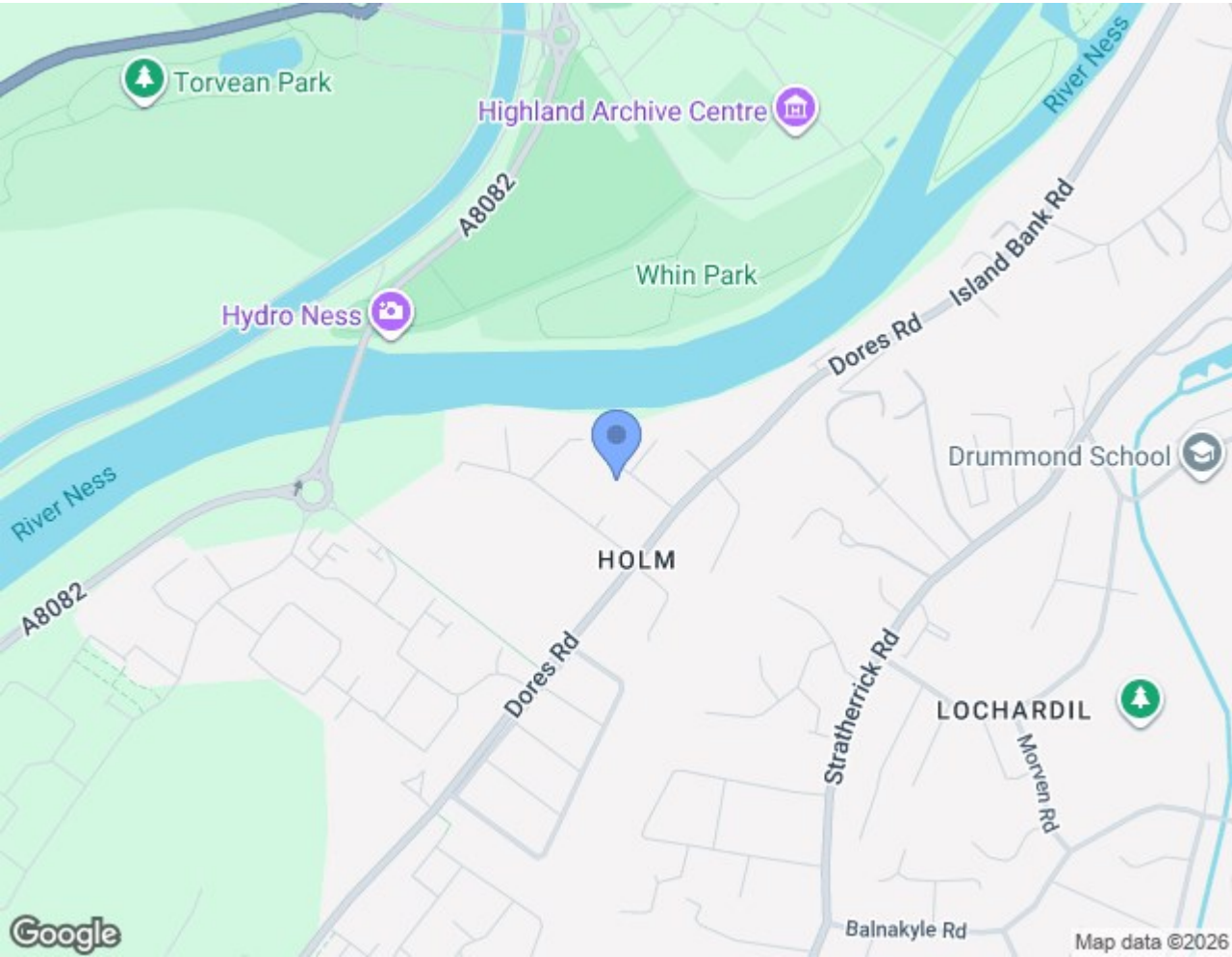
Mains electricity, water and drainage.

EPC Rating E

Council Tax Band C



Area Map



Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

