

30 Dalneigh Road,
Dalneigh, Inverness IV3 5AG

Offers Over £150,000



- Spacious 2 bedroom mid terraced villa
- Lounge, kitchen/diner, 2 double bedrooms, family bathroom
- Ideal family home, first time buy or investment property
- Enclosed front and rear gardens with shed. Driveway for 2 cars
- Walking distance to schools, city centre and Caledonian canal
- EPC Band C

A fantastic opportunity to purchase this 2-bedroom mid-terraced villa, ideally positioned in a central location on the West side of Inverness. This property is well-suited to first-time buyers and investors alike. The bright and spacious lounge provides access to the open-plan kitchen/diner which is fitted with ample base and wall units and includes an integrated gas hob, electric oven, and extractor fan along with a free standing fridge freezer and space for a washing machine. There is also ample room for a dining table and chairs.

Upstairs, the home offers two well-proportioned bedrooms, with both benefitting from excellent fitted storage. The family bathroom completes the upper accommodation. Additional storage is available via a large under-stairs cupboard. The property further benefits from gas central heating and double glazing throughout.

Externally, the generous rear garden is fully enclosed, mainly laid to lawn, and includes a garden shed. The front benefits from a generous fully paved front garden that has been adapted into spacious off-street parking for 2 cars.

Rooms

Lounge	(11' 3" x 11' 6") or (3.43m x 3.50m)
Kitchen / Diner	(18' 0" x 9' 9") or (5.48m x 2.96m)
Bedroom 1	(12' 10" x 10' 9") or (3.90m x 3.27m)
Bedroom 2	(11' 3" x 10' 10") or (3.44m x 3.30m)
Bathroom	(6' 4" x 5' 9") or (1.94m x 1.76m)

Extras

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

Services

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

Council Tax

Band B

Tenure

Freehold

Floor area

73m²

Entry

By mutual agreement

Viewing: Don't delay - get in touch with Tailormade Moves to arrange a viewing.



GROUND FLOOR

1ST FLOOR

