



30 Dalneigh  
Road, Dalneigh,  
Inverness, IV3  
5AG

Offers Over £150,000



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. This well-located home offers great potential for upgrading and personalisation, making it an ideal choice for buyers looking to put their own stamp on a property.

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



**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

**Floor Area:** 73m<sup>2</sup>

**Date of Entry:** By mutual agreement.

**Viewing:** Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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