



**6 Maclachlan
Place, Stratton,
Inverness, IV2
7BA**

**Offers Over
£290,000**



- 3-bedroom detached villa in modern development
- Walk in condition with neutral décor throughout
- Lounge, Kitchen/diner, utility, WC
- 3 bedrooms, principal ensuite, family bathroom
- Enclosed rear garden, patio area, driveway for 2 cars
- EPC Band B

Fantastic opportunity to purchase this beautifully presented detached villa in the sought after Stratton area of Inverness. Boasting a stylish interior and well-proportioned rooms, this property is ideal for first time buyers and families alike. The lounge feels warm and welcoming, with natural light pouring in through the dual windows to create a bright space. The sleek kitchen offers integrated appliances including an electric induction hob, double oven, extractor, fridge/freezer and dishwasher. From the kitchen, you also have access to a practical utility room with dedicated space for both a washing machine and tumble dryer, along with a separate WC. There are 3 double bedrooms, 2 of which benefit from fitted wardrobes with the principal bedroom benefitting from an en-suite shower room. The family bathroom completes the accommodation. There is double glazing and gas central heating throughout, with the benefit of solar panels to the roof. The sunny enclosed garden has been thoughtfully landscaped, with a patio area ideal for alfresco dining, and a garden shed. The driveway provides parking for 2 cars.

LOCATION

The property is located in the popular Stratton area, approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities at nearby Culloden Shopping Centre including doctor's surgery, chemist, general store, butcher and hairdressers. There is primary schooling nearby at Smithton primary school and secondary education provided at Culloden Academy, which also has a community leisure centre and swimming pool on site. Its within close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. There is a regular bus service into the centre routed nearby. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are very nearby. There is easy access to the A96 and the property is within commuting distance to Inverness or Nairn. 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..

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven, extractor, fridge/freezer and dishwasher.

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

COUNCIL TAX: Band E

TENURE: Freehold.

FLOOR AREA: 97m2

ENTRY: By mutual agreement.

VIEWING: don't delay – get in touch with Tailor Made Moves today to arrange a viewing.

Lounge

17'9" x 9'10" (5.43 x 3.02)

Kitchen/Diner

17'8" x 9'10" (5.41 x 3.01)

Utility

7'8" x 4'5" (2.35 x 1.36)

WC

7'6" x 3'6" (2.31 x 1.07)

Principle Bedroom

12'11" x 10'0" (3.95 x 3.06)

Principle Bedroom En-suite

4'4" x 8'4" (1.33 x 2.55)

Bedroom 2

9'10" x 10'0" (3.00 x 3.07)

Bedroom 3

10'0" x 7'6" (3.07 x 2.29)

Bathroom

7'6" x 5'6" (2.31 x 1.68)







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GROUND FLOOR

1ST FLOOR

