

11 Allarburn Drive, Kiltarlity

IV4 7HN



Offers Over £170,000





Overview

- Spacious semi detached villa in popular village of Kiltarlity
- Beautifully presented with stylish decor throughout
- Lounge/diner, kitchen, WC, 3 bedrooms, family bathroom
- Enclosed gardens, driveway, summer house, open outlooks
- Ideal for first time buyers, families and investors
- EPC band TBC



Description

This is a fantastic opportunity to acquire a stylishly presented semi-detached villa located in the sought after village of Kiltarlity. The property perfectly combines comfort, character, and modern living. The spacious dual-aspect lounge/diner enjoys original wood flooring and ample natural light. A charming wood-burning stove with a wooden mantle creates a warm and inviting atmosphere and there is space for a dining table and four chairs. The well-equipped kitchen offers a good range of wall and base units, ample worktop space, and a convenient breakfast bar. There is space for free-standing appliances such as a cooker, washing machine, and fridge/freezer. A WC completes the ground floor accommodation. Upstairs, the principal bedroom features striking wall panelling that enhances the contemporary finish. Bedroom two is tastefully decorated and benefits from integrated wardrobes, while the vibrant third bedroom is currently used as a home office that adds further flexibility. The family bathroom is fitted with both a bathtub and a separate shower. Additional storage is available in the attic and hall cupboard. The property benefits from double glazing and oil central heating throughout. Externally, the fully enclosed front garden is laid to lawn, while the rear garden has been designed for low maintenance and outdoor entertaining, with gravel areas and a tiled patio. A large summerhouse with power and lighting offers excellent versatility - perfect as a hobby space, studio, or home office. Off-road parking is provided for two cars. Overall, this is an ideal home for those seeking an easy to maintain property in a well connected and popular village setting.



Room Dimensions

Lounge	(19' 5" x 11' 0") or (5.93m x 3.36m)
Kitchen	(13' 11" x 8' 9") or (4.24m x 2.67m)
Bedroom 1	(14' 2" x 9' 7") or (4.31m x 2.93m)
Bedroom 2	(9' 6" x 11' 1") or (2.89m x 3.37m)
Bedroom 3	(9' 1" x 10' 11") or (2.78m x 3.32m)
Bathroom	(11' 1" x 5' 5") or (3.39m x 1.66m)
WC	(3' 0" x 3' 4") or (0.91m x 1.01m)
Summer House	(15' 0" x 7' 4") or (4.58m x 2.23m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Summer house. Free standing washing machine, fridge/freezer and cooker available by separate negotiation.

Services

Mains electricity, water and drainage. Oil heating. Telephone and broadband.

Tenure

Freehold

Floor Area

87m2

Council tax

Band B

Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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