

5 Holm Farm Road,
Culduthel,
Inverness, IV2 6BE

Offers Over
£289,000







tailormade moves

- Spacious detached villa in prime location
- Sought after Lochardil Primary catchment area
- Lounge, kitchen, dining area, 3 bedrooms, bathroom, WC, En suite
- Enclosed rear garden, attached garage, drive with parking for 2 cars
- Ideal for families, couples, or first time buyers alike
- EPC band C









Fantastic opportunity to acquire this beautifully presented detached house in a highly desirable residential area. Boasting a modern interior and well-proportioned rooms, this property is ideal for families, first time buyers, and those looking for a contemporary home in walk-in condition.

The spacious lounge is bright and airy, opening through to the dining area which features French doors leading out to the rear garden. The spacious kitchen has an ample array of base and wall units, with an integrated gas hob, electric oven, extractor, and freestanding fridge/freezer, washing machine, and dishwasher. A convenient WC completes the ground floor accommodation.
Upstairs, there are two double bedrooms and a further single bedroom. Both double bedrooms benefit from fitted storage, with the principal bedroom further boasting a private en-suite shower room. The modern family bathroom completes the upper floor accommodation. There is double glazing and gas central heating throughout.

The private rear garden is fully enclosed and features a patio area, ideal for alfresco dining and outdoor entertaining. To the front, the driveway provides convenient off-street parking and leads to the attached garage. Overall, this property is the ideal purchase for those looking for a stylish and easy to maintain home in a popular location.

Location: The property is located within the sought after Culduthel area of Inverness. There are excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, the Inverness UHI Campus, and Beechwood Business Park. There are local amenities at Fairways Retail, including a baker, hairdresser, barber, travel agent, kart raceway and circuit gym, as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar and pizza take away. Additional amenities nearby include Asda which has a soft play centre for children and a petrol station. Primary schooling is available at Lochardil Primary School, with secondary pupils attending nearby Inverness Royal Academy. There is a regular bus service into the centre routed nearby. 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.

Factoring Fees: There is a fee of £131.73 payable every 6 months to FirstPort Group.

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. Free standing fridge/freezer, washing machine and dishwasher also included.

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

Council Tax: Band E.

Tenure: Freehold

Lounge
12'8" x 13'10" (3.88 x 4.24)

Kitchen
12'5" x 10'8" (3.80 x 3.27)

Dining Area
8'10" x 10'3" (2.71 x 3.13)

WC
5'10" x 3'1" (1.80 x 0.94)

Bedroom 1
10'3" x 10'9" (3.14 x 3.29)

Ensuite
6'9" x 4'4" (2.06 x 1.34)

Bedroom 2
10'2" x 10'4" (3.12 x 3.17)

Bedroom 3
8'9" x 9'1" (2.69 x 2.79)

Bathroom
6'9" x 6'3" (2.06 x 1.92)

6K BELOW HR VALUE











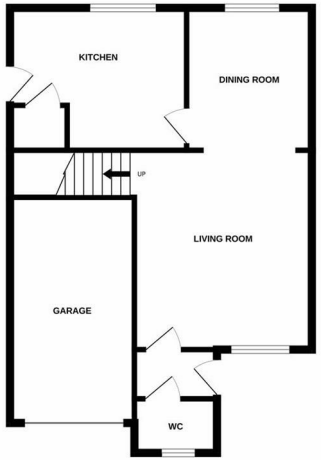


Viewing: Don’t delay – get in touch with Tailormade Moves today to arrange a viewing

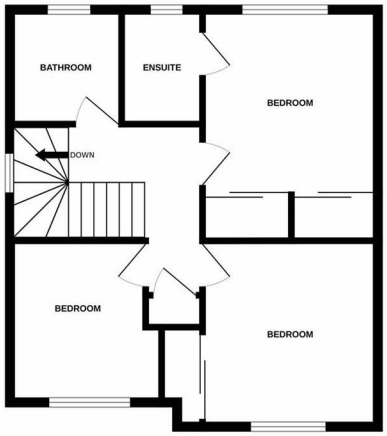
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GROUND FLOOR



1ST FLOOR



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