

19 Stratherrick Gardens

Lochardil, Inverness, IV2 4LX



Offers Over £250,000





Overview

- Spacious semi detached villa in prime location
- Sought after Lochardil Primary catchment area
- Lounge, kitchen, diner, WC, 3 bedrooms, family bathroom
- Enclosed well presented garden, garage, drive with parking for 3 cars
- Ideal for first timer buyers, families and investors
- EPC band D



Description

A fantastic opportunity to acquire this attractive semi-detached home, set within a popular, well established residential area of Inverness. Offering bright, well-proportioned accommodation throughout, this property will appeal to a wide range of buyers including first time buyers, families, and investors alike. The spacious lounge is tastefully decorated, providing a comfortable and relaxing living space. The dining room offers ample space for dining furniture and benefits from French doors leading directly out to the garden. The stylish kitchen is open accessed via an open arch and fitted with sleek high-gloss wall and base units complemented by wood effect worktops. Integrated appliances include an electric oven, hob, and extractor hood, with freestanding appliances such as fridge/freezer, dishwasher, and washing machine - all included in the sale. The ground floor accommodation is completed by a convenient WC. Upstairs, there are three bedrooms, with the principal bedroom benefiting from modern triple fitted wardrobes. The contemporary family bathroom is fitted with a mains-fed shower over the bath. Additional storage is provided by two storage cupboards and a partially floored loft space, complete with ladder access and lighting. The property benefits from double glazing and gas central heating throughout with Hive smart controls. Externally, the home is well presented, with a large driveway providing off-street parking for up to three vehicles and leading to a garage fitted with power and lighting. The fully enclosed rear garden offers excellent privacy and is predominantly laid to lawn, with a patio area ideal for al fresco dining. Additional storage is available via a timber shed which is also included in the sale. Overall, this is a ready to move into home, in a sought-after location ideally suited to first-time buyers, families, or investors seeking a quality property within a popular area of Inverness.



Room Dimensions

Lounge	(12' 3" x 12' 3") or (3.74m x 3.73m)
Kitchen	(11' 3" x 6' 0") or (3.44m x 1.84m)
Dining Room	(9' 7" x 11' 3") or (2.92m x 3.44m)
Wc	(5' 7" x 2' 10") or (1.70m x 0.86m)
Bedroom 1	(10' 0" x 9' 0") or (3.05m x 2.75m)
Bedroom 2	(11' 4" x 8' 3") or (3.45m x 2.52m)
Bedroom 3	(7' 11" x 7' 1") or (2.41m x 2.15m)
Bathroom	(6' 3" x 6' 5") or (1.90m x 1.96m)





Services

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, electric oven and extractor. Free standing fridge/freezer, dishwasher and washing machine. Timber shed.

Extras

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

Council tax Band D

Maintenance Charges

There is a fee of £126 per year for the maintenance of the communal areas within the development.

Tenure

Freehold.

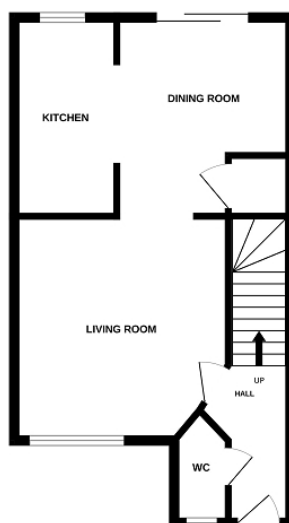
Floor Area

72m²

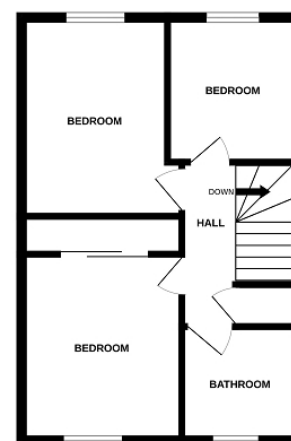
Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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