

Innes & Mackay

4 Islay Road,

Inverness, IV2 3LY

- THREE BED DETACHED VILLA
- BEDROOM AND SHOWER ROOM ON GROUND FLOOR
- ENCLOSED PRIVATE GARDENS
- SINGLE GARAGE AND PARKING
- GAS CENTRAL HEATING
- IDEAL FAMILY HOME

Offers Over

£285,000





DESCRIPTION

Ideally located within walking distance of the city centre and local amenities, this desirable three bed detached, one and a half storey villa offers anyone looking for a family home with enclosed mature gardens within a quiet cul-de-sac off Damfield Road. The property built approximately forty five years ago, has a bedroom and shower room on the ground floor, open plan lounge/dining area, modern kitchen, utility and two further bedrooms and shower room on the first floor. Viewing comes recommended to appreciate exactly what this desirable home has to offer.

LOCATION

The property is situated in a quiet cul-de-sac in the Culcabock area of Inverness This popular residential area is within walking distance of the city centre with all its amenities. Children would attend Crown Primary School, whilst older children would go to Millburn Academy, both of which are within easy reach. A large park and Inverness Golf Club are nearby. Kingsmills shopping area with a newsagent/general store, chemist, delicatessen, tearoom, hairdresser and bakers shop is a short distance away. Doctors and dental surgeries, church, vet and optician together with hotels are all within easy reach.

GARDENS

The gardens are mature with a lovely selection of bushes, trees and shrubs all providing year round colour together with good privacy at the rear. The driveway provides ample off road parking for a number of cars and leads to the single block built garage. To the rear and side of the property, the garden is laid to grass and there is a paved patio area from which one can enjoy the all day sun. This area can be accessed from the sliding patio doors off the lounge.

ENTRANCE

Front door opens into the carpeted entrance hallway from where the lounge, bedroom 3 and the shower room are accessed off.

BEDROOM 3

3.27m x 2.89m (10'8" x 9'5")

This room is a double room, laid with carpet and has a floor to ceiling window to the side providing a good source of natural light. Fitted wardrobe provides good storage and hanging space.

SHOWER ROOM

1.88m x 1.33m (6'2" x 4'4")

The shower room is furnished with a three piece suite comprising a dual flush WC, wash hand basin and walk in shower cubicle housing a mains shower. Heated towel rail, wet wall, vinyl flooring and window to the front complete this room.





OPEN PLAN DINING/LIVING ROOM

7.82m x 4.18m x 7.17m (25'7" x 13'8" x 23'6")

This spacious and generous sized room offers ample space for both dining and living. With open tread stairs leading up to the first floor landing, the lounge area has a large picture window to the rear along with sliding patio doors leading out to the garden. There is ample space for dining and access is provided off this room to the kitchen. Carpet completes the lounge/diner.

KITCHEN

4.19m x 2.99m (13'8" x 9'9")

The kitchen is fitted with a range of modern floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is a stainless steel double sink along with the five ring gas hob with extractor hood above. There is an eye level electric double oven with microwave above, free standing fridge freezer and integrally fitted is the dishwasher. With a window to the rear, the kitchen is laid with laminate tiled flooring and attractive wet wall between the units complete this room.

UTILITY ROOM

2.88m x 1.80m (9'5" x 5'10")

The utility room is fitted with floor based units and wall mounted cupboards, providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side and the is a window above. There is plumbing for the washing machine, and larder cupboard providing further storage. Tiling, floor tiles and part glazed door to the rear leads out to the garden.

FIRST FLOOR LANDING

Open tread carpeted stairs lead up to the first floor landing where two further bedrooms are located and the family bathroom. Good storage is provided by built in cupboards on the landing and there is an access hatch to loft space.

BEDROOM 1

3.57m x 3.46 (11'8" x 11'4")

Bedroom one is a double room located to the front elevation and has a window to the side providing a good source of natural light. Ample storage is provided by two built in wardrobes and there is a wash hand basin with storage under. Carpet completes this room.

BEDROOM 2

3.57m x 3.46m (11'8" x 11'4")

The second bedroom is a double room located to the front elevation and benefits from a large Velux window to the front allowing a flood of natural light. Laid with carpet, this room has two built in wardrobes providing good storage.

SHOWER ROOM

2.38m x 2.28m (7'9" x 7'5")

The shower room is furnished with a dual flush WC, wash





hand basin with cupboard under and a walk in shower cubicle housing a mains shower. Attractive wet wall gives this room a pleasing finish along with Velux window to the front and laminate tiled flooring.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING/GARAGE

Ample off road parking for a number of cars on the tarmac driveway which leads to the single block built garage.

COUNCIL TAX BAND

Band F

EPC

Band C71

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

EXTRAS INCLUDED

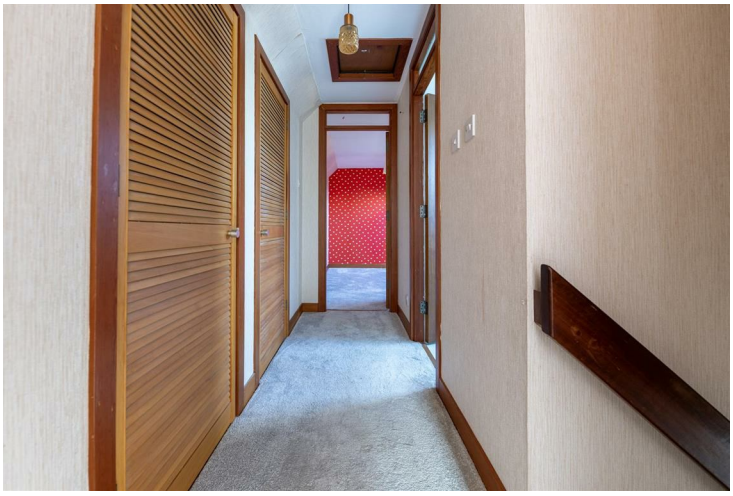
All fitted carpets, curtains, blinds, all white goods, gas hob, electric oven and cooker hood,

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.













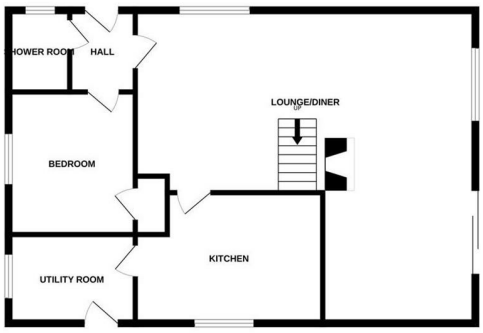




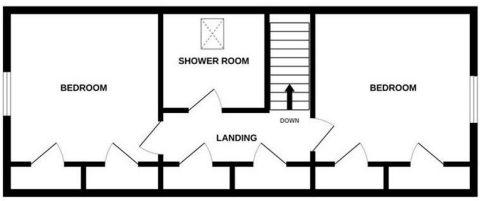




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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