



**Harper
Macleod LLP**
Estate Agents & Solicitors

24 Ruighard Place, Inverness IV3 8DZ

Offers over £370,000



24 Ruighard Place

Inverness, IV3 8DZ

Fabulous 4 bedroom (one en-suite) detached two storey home, with integral single garage and beautifully manicured garden ground, situated in the popular Leachkin area of Inverness.

The home was built by Robertson Homes in 2019 and has quality fittings and fixtures throughout to include Smeg integrated appliances. The accommodation is well laid out over two floors to provide comfortable family living comprising on the ground floor the hallway, with access to the garage which has a utility area, lounge, cloak room and open plan kitchen/dining room. On the first floor there are four bedrooms (one en-suite shower room) and family bathroom.

Hallway

5'7" x 19'4" x 12'4" x 7'9" (1.72m x 5.91m x 3.78m x 2.37m)

Lounge

17'5" x 12'7" (5.32m x 3.86m)

Kitchen/dining room

27'5" x 8'7" (8.36m x 2.64m)





Cloakroom
5'11" x 4'9" (1.82m x 1.45m)

First floor hallway
20'1" x 7'2" (6.14m x 2.19m)

Principal bedroom
17'7" x 14'9" at widest points (5.36m x 4.51m at widest points)

En-suite shower room
5'4" x 4'6" (1.65m x 1.39m)

Bedroom 2
12'7" x 8'7" (3.85m x 2.63m)

Bedroom 3
10'5" x 11'3" (3.18m x 3.44m)

Bathroom
6'9" x 10'5" (2.07m x 3.19m)

Bedroom 4
8'7" x 10'5" (2.63m x 3.19m)

Integral garage

Garden ground

Extras

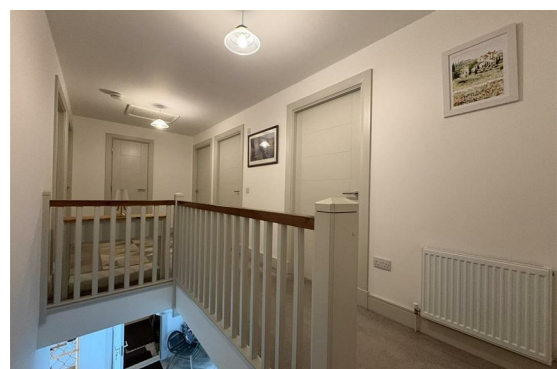
Heating and glazing

Services

Factors

EPC Rating B

Council Tax Band F



Primary school pupils attend Kinmylies Primary School and secondary school pupils attend Charleston Academy. Local amenities include a Spar shop with post office, pharmacy and Medical Practice. A bus service runs to and from the city centre where an extensive range of retail, leisure and business facilities can be found. Inverness Airport offers national and European flights.

There are beautiful walks and a picnic area at the Dunain duck pond nearby. This is a great peaceful location for families.

Viewing highly recommended to appreciate the accommodation and location.

Accommodation:

Hallway 1.72m x 5.91m x 3.78m x 2.37m

Entrance door with side glazed panel opening into the spacious hallway. Doors to lounge, kitchen, cloakroom and integral garage. Staircase to first floor. Smoke alarm. Entrance matting and J2 flooring.

Lounge 5.32m x 3.86m

Window to front. T.V. point. Smoke alarm. Carpet.

Kitchen/dining room 8.36m x 2.64m

Window and French doors to rear garden. Wall and base units with worktop and splashback. 1 ½ bowl stainless steel sink with right hand drainer. Breakfast bar. Integrated Smeg gas hob, extractor, electric oven, fridge/freezer and dishwasher. Under unit lighting. Heat alarm. Smoke alarm. J2 flooring.

Cloakroom 1.82m x 1.45m

White WC and wash hand basin with tiled surround. Understairs storage cupboard with coat hooks. Extractor. J2 flooring.

First floor hallway 6.14m x 2.19m

Doors to four bedrooms and bathroom. Cupboard housing the Vaillant water tank. Hatch to roof space. Smoke alarm. Carpet.

Principal bedroom 5.36m x 4.51m at widest points

Window to front. Triple fitted wardrobes. T.V. point. Carpet.

En-suite shower room 1.65m x 1.39m

Window to front. White WC and wash hand basin set in vanity unit. Mirrored wall cabinet. Storage cupboard. Recessed shower cubicle with mains shower, tiling and spotlight. Extractor. Vertical chrome towel radiator. Extractor. Karndean flooring.

Bedroom 2 3.85m x 2.63m

Window to front. Feature panelling to walls. Double fitted wardrobe. T.V. point. Carpet.

Bedroom 3 3.18m x 3.44m

Widow to rear. Triple mirrored wardrobes. Carpet.

Bathroom 2.07m x 3.19m

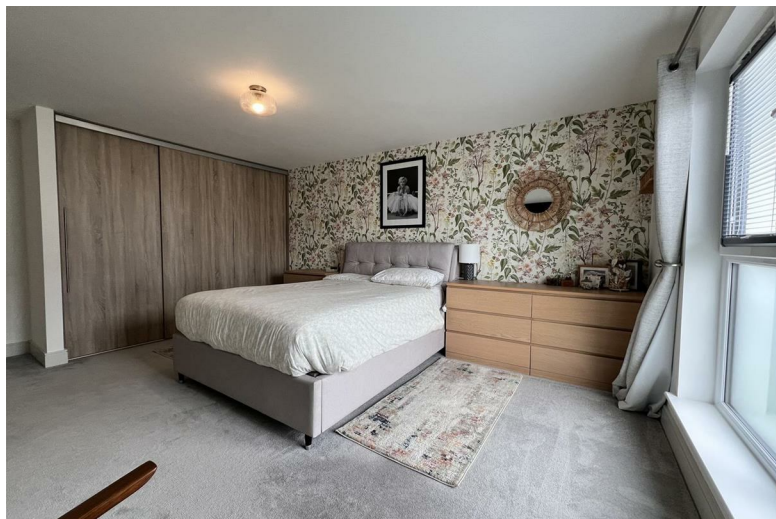
Window to rear. White WC and wall hung wash hand basin. Bath with shower tap and tiled surround. Shower cubicle with mains shower, tiling and spotlight. Extractor. Vertical chrome towel radiator. Karndean flooring.

Bedroom 4 2.63m x 3.19m

Window to rear. T.V. point. Carpet.

Integral garage

Utility area with base and wall units, stainless steel sink with left hand drainer. Plumbed for washing machine. Vaillant central heating boiler. Up and over door to front.



Garden ground

The front garden is laid to lawn with a hedge. There is a blocked paved driveway leading up to the front of the house and garage, providing off street parking.

A gate to the side of the property leads to the rear garden.

The private rear garden has been laid to lawn with wooden raised trough planters which have an array of plants. There is a large decking area with a pergola, ideal for outdoor entertaining.

Extras

All fitted floor coverings and blinds are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

Services

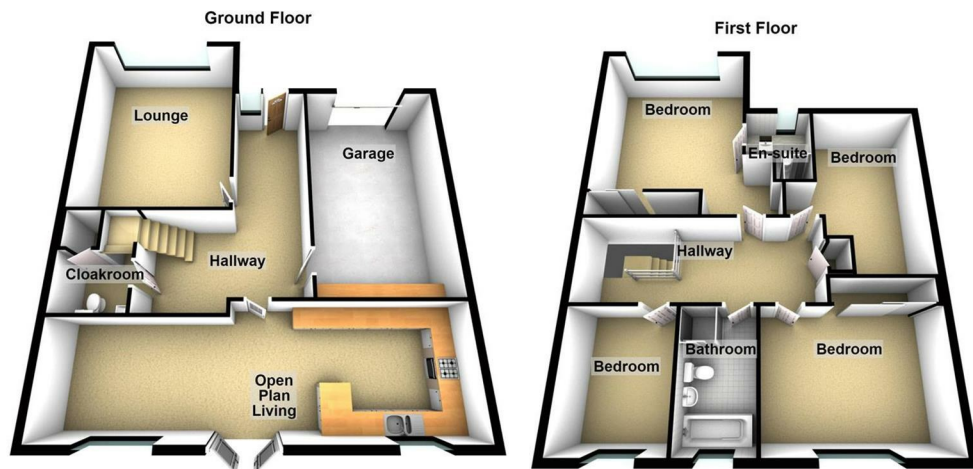
Mains gas, electricity, water and drainage.

Factors

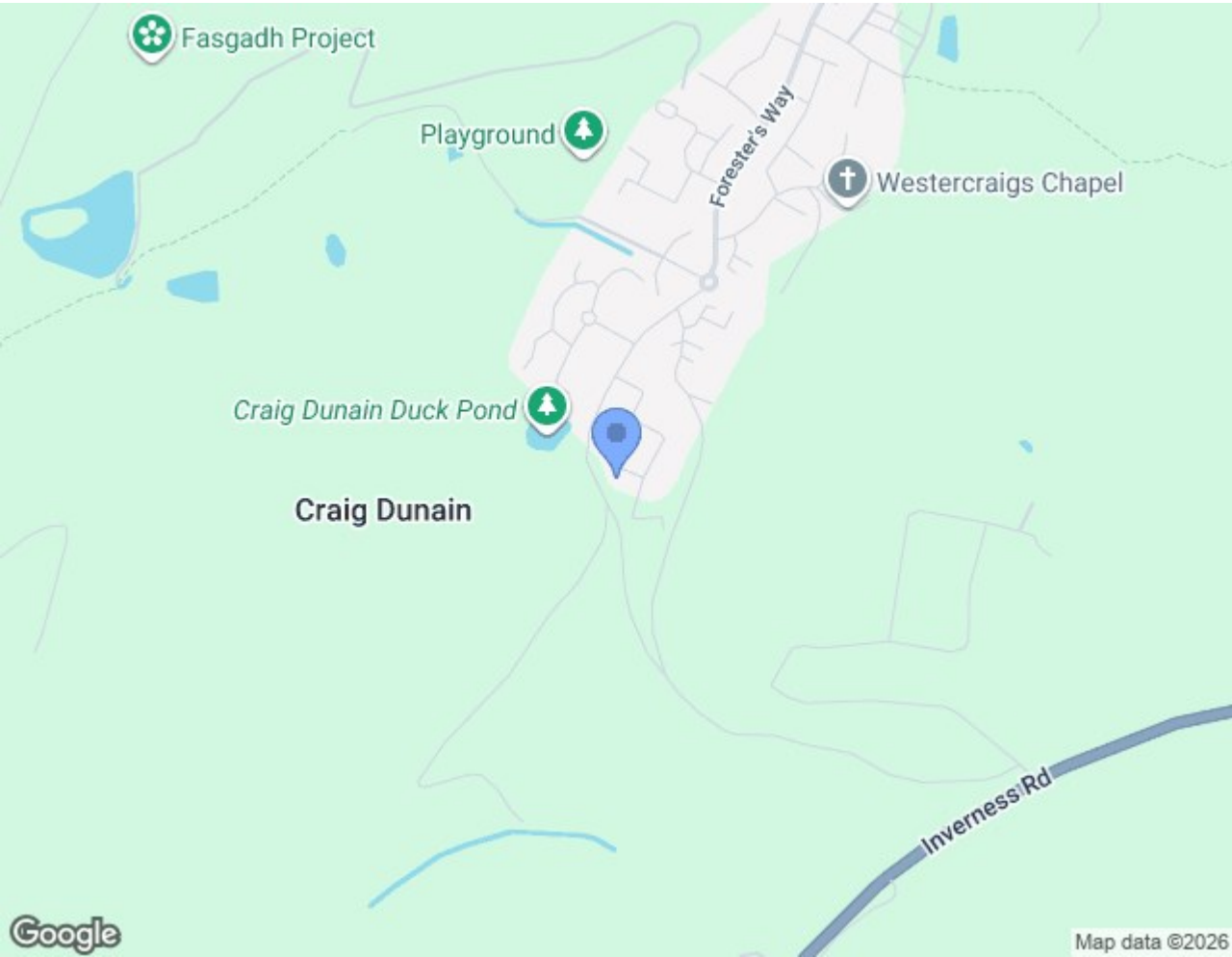
Ross and Liddell, 60 St Enoch Square, Glasgow, G1 4AW. The current annual factoring charge is in the region of £252.

EPC Rating B

Council Tax Band F



Area Map



Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

