

# 19 Laurel Avenue

Dalneigh, Inverness, IV3 5RP

Offers Over £175,000





### Overview

- Spacious 3 bedroom end terrace villa
- Ideal first time buy, family home or investment property
- Lounge, kitchen/diner, 3 double bedrooms and bathroom
- Close to Inverness city centre and local amenities
- Enclosed rear garden, driveway and 2 timber sheds
- EPC D



### Description

Fantastic opportunity to purchase this beautifully maintained three-bedroom villa, set within a well-established residential area. Ideal for families, first-time buyers, or investors alike, this property offers spacious and versatile accommodation throughout. The generous lounge features attractive alcoves with fitted storage and a gas fire, creating a warm and inviting focal point. The contemporary kitchen/diner is well-appointed with a range of base and wall units, complemented by integrated appliances including an under-counter fridge and freezer, oven, induction hob, extractor hood, and dishwasher, with additional space for a freestanding washing machine. The ground floor further benefits from a modern and stylish bathroom, complete with separate bath and shower. Upstairs, the principal bedroom boasts fitted quadruple wardrobes, while bedrooms two and three both feature built-in wardrobes, providing excellent storage. Two hallway cupboards and loft space add further practicality. Additional features include gas central heating and triple glazing throughout for comfort and efficiency. Externally, the property enjoys a well-maintained garden and private driveway. The fully enclosed rear garden is predominantly laid to lawn and includes 2 timber sheds - offering further storage solutions. Overall, this attractive and well-proportioned home presents an excellent opportunity for a wide range of buyers seeking comfortable living within easy reach of local amenities and Inverness City Centre.



## Room Dimensions

**Lounge** (14' 2" x 13' 5") or (4.31m x 4.09m)

**Kitchen** (13' 11" x 9' 4") or (4.23m x 2.85m)

**Family Bathroom** (6' 9" x 7' 11") or (2.06m x 2.41m)

**Bedroom 1** (10' 2" x 11' 10") or (3.09m x 3.60m)

**Bedroom 2** (12' 10" x 9' 5") or (3.90m x 2.88m)

**Bedroom 3** (11' 8" x 9' 7") or (3.56m x 2.91m)





#### Extras

All fitted floor coverings, fixtures and fittings including all light fittings, curtain poles and integrated appliances such as undercounter fridge, freezer, dishwasher, oven and induction hob.

#### Services

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

#### Council tax

Band C

#### Tenure

Freehold

#### Floor Area

92m<sup>2</sup>

#### Entry

By mutual agreement.

#### Viewing

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



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