

3 King Brude Road

Kinmylies, Inverness IV3 8LU

Offers Over £165,000



- Spacious mid terrace house in prime location
- Sought after Charleston Academy catchment area
- Lounge/diner, kitchen, 3 bedrooms, family bathroom
- Enclosed private garden and communal car park
- Ideal for first time buyers or families
- EPC band D

A well proportioned three bedroom mid-terraced home with canal views, private garden and open-plan living space. Set in a quiet position overlooking the canal, this three-bedroom mid-terrace property offers a great opportunity for buyers seeking a practical home with good space, outdoor areas and scope to add their own touches over time. The accommodation begins with an entrance vestibule, leading through into a bright lounge which opens into a dining area to the rear. This open-plan layout creates a flexible living space, well suited to everyday living, with access out to the rear garden, ideal for enjoying the warmer months or enhancing the indoor-outdoor flow over time.

The kitchen is fitted with a range of base and wall units and benefits from an integrated electric hob, electric oven and extractor hood, along with freestanding appliances including a fridge/freezer and washing machine, providing a functional space ready for immediate use. Upstairs, there are three bedrooms, comprising two double rooms with fitted storage and a further single bedroom, suitable as a home office, nursery or guest room. The family bathroom completes the accommodation.

Rooms

Lounge	(13' 8" x 13' 11") or (4.17m x 4.25m)
Dining Area	(8' 5" x 8' 8") or (2.56m x 2.63m)
Kitchen	(7' 10" x 10' 10") or (2.40m x 3.29m)
Bedroom 1	(11' 10" x 9' 9") or (3.60m x 2.96m)
Bedroom 2	(9' 9" x 8' 10") or (2.98m x 2.68m)
Bedroom 3	(7' 4" x 6' 8") or (2.23m x 2.03m)
Bathroom	(6' 7" x 5' 7") or (2.01m x 1.71m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, electric oven, extractor as well as freestanding fridge/freezer and washing machine.

Services

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

Council Tax

Band C

Tenure

Freehold

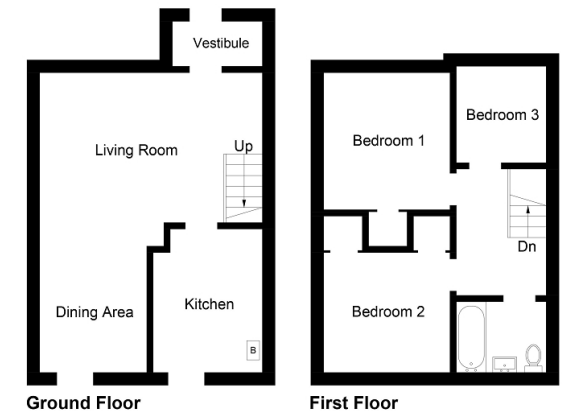
Floor area

74 m²

Entry

By mutual agreement.

Dont delay - get in touch with Tailormade Moves today to arrange a viewing



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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