



Innes & Mackay

**32 Glenlia, Foyers,
Inverness, IV2 6XY**

- **THREE BEDROOM SEMI DETACHED VILLA**
- **COMFORTABLE FAMILY HOME CLOSE TO LOCAL AMENITIES**
- **STUNNING VIEWS**
- **SOUTH FACING GARDEN**
- **OIL CENTRAL HEATING AND LOG BURNING STOVE**
- **FULLY DOUBLE GLAZED**
- **VIEWING HIGHLY RECOMMENDED.**

**Offers Over
£175,000**



DESCRIPTION

Viewing comes highly recommended in order to appreciate the beautiful location this desirable family home has to offer, enjoying open views down towards the forests of Stratherrick towards the mountains. This semi detached property which boasts three double bedrooms, has been tastefully decorated in neutral tones throughout, offering a lovely bright and spacious living/dining area to the front, Shaker style kitchen and family bathroom. The property is finished with engineered Oak flooring with the exception of the kitchen, all giving a pleasing finish. There is parking for one car with further shared parking available a short distance from the property.

LOCATION

The location of this property is truly wonderful, encapsulating open views. Foyers, known for its scenic waterfalls and proximity to Loch Ness, offers a wealth of outdoor activities, from walking and cycling to wildlife spotting and water sports. The village itself has a close-knit community feel, with local amenities including shops, cafés and a medical centre. Local primary schooling is provided at nearby Gorthleck, with secondary education being provided at Inverness Royal Academy making it an excellent choice for families.

GARDENS

The gardens to the rear of the property are elevated and have been planted up with an array of all year round plants and shrubs providing an annual display of colour. The tiered gardens have steps leading to the top from where one can enjoy the ambiance and views. The South facing front garden, laid to grass, has a large decking patio area from which to take in the opens views and is enclosed with fencing providing good privacy on both sides.

ENTRANCE HALLWAY

The part glazed door to the rear, opens into the entrance vestibule which has a large cupboard providing good storage. Further door opens through to the hallway from where one can gain access to the kitchen, living room and via stairs to the upper landing. Two further cupboards provide additional and excellent storage. Engineered oak flooring provides a pleasing finish to this area.

KITCHEN

3.22m x 2.99m (10'6" x 9'9")

The kitchen is fitted with a range of Shaker style floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is a one and a half bowl sink with drainer to the side and there is an electric hob with oven under and stainless steel extractor hood above. Integrally fitted is the



washing machine and fridge freezer. With space for a small dining table, the kitchen is laid with ceramic floor tiles and this together with attractive tiling between the units gives the kitchen a pleasing finish.

LIVING/DINING AREA

7.11m x 3.65m (23'3" x 11'11")

This lovely open plan living room with ample space for dining, is a bright, spacious and generous sized room with windows out to the South and enjoying open views to the forests and hillsides beyond. A feature of this comfortable room is the log burning stove with polished marble hearth providing a pleasing focal point. Part glazed door opens out to the decking at the front and engineered Oak flooring complete the living area.

FIRST FLOOR LANDING

Stairs lead up to the landing where the three bedrooms and bathroom are located. A drop down hatch with ladder provides access to the partially floored loft space with also has a light.

BEDROOM 1

3.64m x 3.62m (11'11" x 11'10")

Bedroom one is a generous sized double room with a window to the front providing lovely views. This room laid with Oak flooring, benefits from a built in wardrobe providing hanging rail and storage.

BEDROOM 2

3.49m x 3.42m (11'5" x 11'2")

The second bedroom, also located to the front and again enjoying open views, benefits from built in wardrobes providing hanging rail and storage. Oak flooring.

BEDROOM 3

3.35m x 2.96m (10'11" x 9'8")

The third bedroom located to the rear elevation, is a spacious room and has built in double wardrobes providing hanging rail and storage. Oak flooring.

BATHROOM

2.91m x 1.96m (9'6" x 6'5")

The bathroom is furnished with a four piece suite comprising a dual flush WC, wash hand basin, bath and quadrant shower cubicle housing an electric shower. With a window to the rear, this room is laid with laminate flooring and is finished with neutral tiling.

HEATING

Oil fired central heating together with a log burning stove.

GLAZING

The property is fully double glazed.

PARKING

There is a parking area to the rear of the property for one car. Further parking is available a short distance from the property.



COUNCIL TAX

Band C

EPC

Band E54

EXTRAS INCLUDED

All fitted curtains, blinds, electric hob, oven and cooker hood, integral fridge freezer and washing machine.

SERVICES

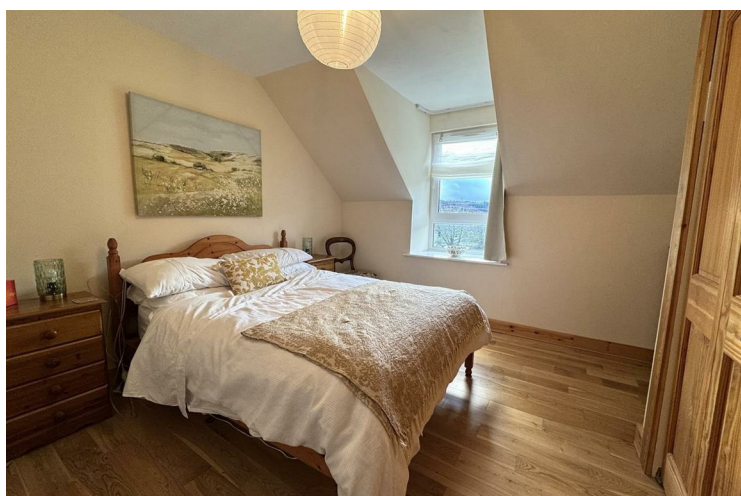
Mains water, drainage, electricity, telephone and TV points.

VIEWING

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







While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, fixtures 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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