

**Monadhliat, 39  
Dores Road,  
Holm, Inverness,  
IV2 4RW**



Offers Over £255,000



Fantastic opportunity to acquire this beautifully presented bungalow in the sought-after Holm area of Inverness. Boasting a neutral interior and well-proportioned rooms throughout, this property is ideal for families, downsizers, or those seeking a retirement home. The bright and airy lounge features a charming wood-burning stove, creating a warm and welcoming living space. The well-designed kitchen is equipped with an integrated induction hob, oven, grill, extractor hood, dishwasher and undercounter fridge, and freezer. A convenient breakfast bar provides an informal dining area. Two storage cupboards offer excellent practicality, with one designed to accommodate a freestanding washing machine and tumble dryer. The sunroom provides additional living space and is the perfect place to relax. Both bedrooms are generously sized, with the principal bedroom benefiting from triple wardrobes as well as an additional single wardrobe. The shower room is stylishly appointed and finished to a high standard. Storage can be found within the partially floored loft with ladder access and lighting. The loft space has conversion potential with the right consent. Further benefits include gas central heating and double glazing throughout. Externally, the property features a gravel driveway providing off-street parking for up to three vehicles. To the front, there is a lawned area complemented by mature shrubs. The rear garden has a large degree of privacy and is predominantly laid to lawn and includes a woodshed, pergola, timber shed, and summer house.

- Spacious detached bungalow in prime location
- Lounge, kitchen, sunroom, 2 double bedrooms & shower room
- Ideal for first home or those looking for retirement property
- Loft development opportunity subject to planning permission
- Landscaped garden, summer house, timber shed & parking for 3 cars
- EPC band D



**Extras:** All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven & grill, extractor, fridge, freezer and dishwasher. Free standing fridge/freezer, dining table. Summer house, timber shed, woodshed and pagoda.

**Services:** Mains gas, electricity, water and drainage. Telephone and broadband.

**Council Tax:** D

**Floor Area:** 753.48 sq ft

**Date of Entry:** : By mutual agreement

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