

**12 Columba Road**  
Dalneigh, Inverness, IV3 5HQ



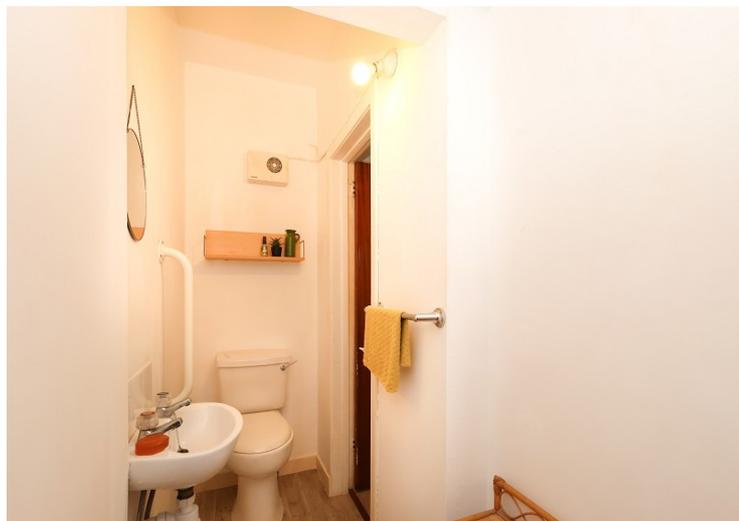
**Offers Over £185,000**





### Overview

- Fantastic semi detached house close to city centre
- Ideal first time buy or investment property
- Spacious accommodation throughout
- Lounge, kitchen/diner, WC, 2 double bedrooms and bathroom
- Generous rear garden with shed, front garden with private drive
- EPC Band E



### Description

Fantastic opportunity to purchase a two-bedroom semi-detached house in a central location on the west side of the river Ness. This spacious home offers generous accommodation throughout and fantastic potential to add your own personal touch. The bright lounge is generously sized and features a gas fireplace. The kitchen/diner is well proportioned and includes an integrated electric oven, gas hob and space for white goods. There is also space for a small dining table and chairs. The ground floor accommodation is completed by a convenient WC. Upstairs, there are two large double bedrooms, with the main bedroom benefiting from an integrated wardrobe. A family bathroom with an electric shower completes the upper level. The property benefits from double glazing and gas central heating throughout. Externally, the exceptionally sized rear garden is predominantly laid to lawn and includes a patio area and garden shed. The front garden is also laid to lawn and features a private driveway providing off-road parking. Overall, this property offers an excellent opportunity to purchase a home with generous space both inside and out. It would be well suited to first-time buyers or investors and is within walking distance of Inverness city centre.



## Room Dimensions

**Lounge** (16' 2" x 13' 3") or (4.93m x 4.03m)

**Kitchen** (12' 2" x 7' 11") or (3.70m x 2.41m)

**WC Toilet** (9' 9" x 3' 1") or (2.98m x 0.95m)

**Bedroom 1** (10' 10" x 16' 2") or (3.30m x 4.94m)

**Bedroom 2** (15' 2" x 13' 3") or (4.63m x 4.03m)

**Bathroom** (7' 1" x 5' 5") or (2.16m x 1.66m)





### Extras

All fitted floor coverings, fixtures and fittings including light fittings. Curtain poles and window blinds. Integrated oven and gas hob.

### Services

Gas, electricity, water and drainage.

### Council Tax

Band C

### Tenure

Freehold

### Floor Area

80m<sup>2</sup>

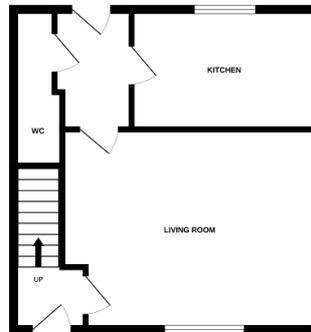
### Entry

To be mutually agreed.

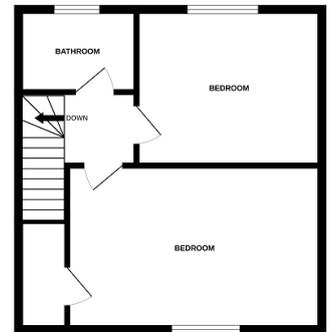
### Viewing

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

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Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk

www.tailormademoves.co.uk

