

37 Ardbreck Place

Holm, Inverness, IV2 5QQ

Offers Over £335,000





Overview

- Immaculate, spacious 4 bed detached family home
- Situated on corner plot at end of quiet cul-de-sac
- Lounge, dining room, kitchen, snug, conservatory, WC
- 4 bedrooms, 1 ensuite, family bathroom
- Double garage, garden room, shed, patio, pergola
- EPC Band C



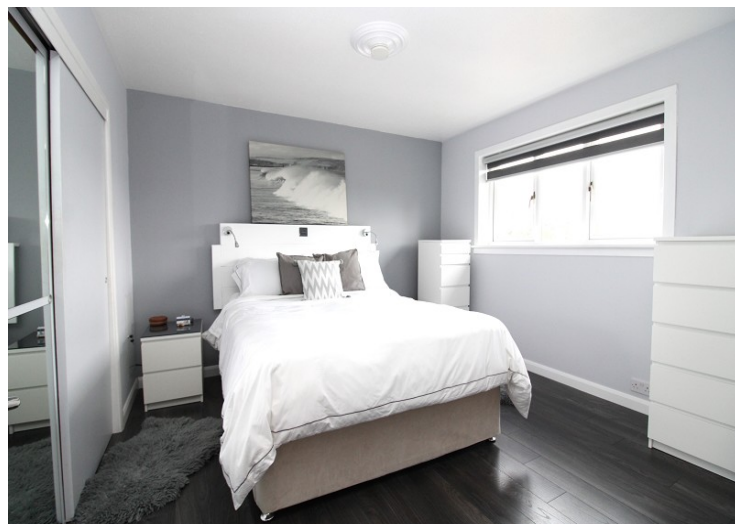
Description

Fantastic opportunity to purchase an immaculate detached family villa in the popular Holm area of Inverness. This spacious family home sits on a good plot in a quiet cul-de-sac with an enclosed front and rear garden. Immaculately presented with modern decor this property will appeal to many. There is a well-appointed lounge with a large window overlooking the front garden and French doors leading into the spacious conservatory which has ample space for sofas and armchairs. Just off the lounge is a family snug. The dining room provides space for a dining table and 8 chairs. The modern kitchen has ample units and benefits from integrated appliances including a gas hob, double electric oven and extractor. The American style fridge/freezer, dishwasher and washing machine are also included in the sale. Completing the downstairs accommodation is a useful WC. Upstairs offers 4 bedrooms all with fitted storage and the principal bedroom offering a newly fitted ensuite shower room. The family bathroom with shower over the bath completes the accommodation. There is good storage including a large hall cupboard upstairs that is utilised as a laundry cupboard with heated clothes rails and the partially floored loft with a light and ladder. There is double glazing and gas central heating throughout. Outside the easy to maintain gardens are private and fully enclosed with a lovely pergola which houses a gas fired table, with chairs and luxury cushions and is perfectly placed for al fresco entertaining. There is a large garden room with patio doors, power and lights which could be suitable for a variety of uses, as well as a useful garden shed. Within the garden room there is a fridge/freezer which is also included in the sale. The driveway provides space for 4 vehicles and leads to the double garage which has power and lights. This lovely, spacious family home is in a great location and will appeal to families looking for a lovely property in a popular area.

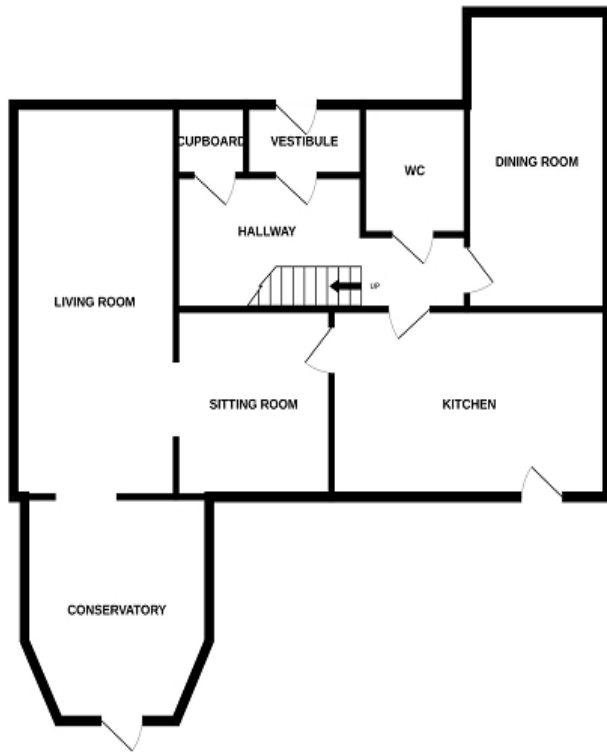


Room Dimensions

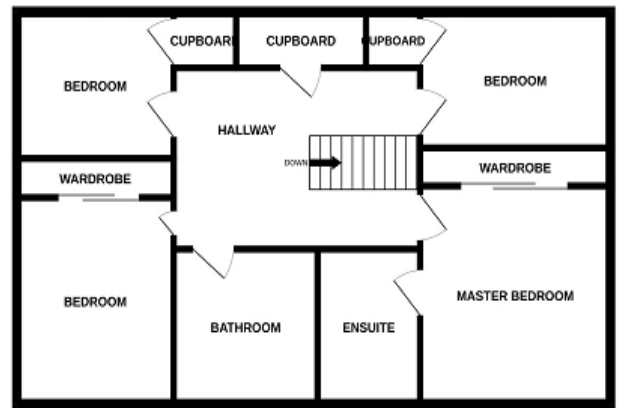
Lounge	(12' 0" x 21' 7") or (3.65m x 6.57m)
Snug	(9' 7" x 10' 11") or (2.92m x 3.34m)
Kitchen	(13' 10" x 11' 0") or (4.21m x 3.35m)
Dining Room	(8' 8" x 15' 2") or (2.63m x 4.62m)
Conservatory	(13' 7" x 10' 11") or (4.13m x 3.33m)
WC	(4' 2" x 4' 6") or (1.27m x 1.38m)
Principal Bedroom	(11' 11" x 11' 2") or (3.63m x 3.41m)
Principal Bedroom En Suite	(5' 2" x 8' 1") or (1.58m x 2.46m)
Bedroom 2	(12' 0" x 11' 3") or (3.66m x 3.44m)
Bedroom 3	(12' 0" x 7' 7") or (3.66m x 2.31m)
Bedroom 4	(11' 11" x 7' 7") or (3.62m x 2.31m)
Bathroom	(8' 0" x 6' 2") or (2.44m x 1.89m)



GROUND FLOOR



1ST FLOOR



Services

Mains gas, electricity, water and drainage. TV, telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Integrated appliances including a gas hob, double electric oven and extractor. American fridge/freezer, washing machine and dishwasher. Garden shed, garden room and pergola. Garden furniture with gas fired table and cushions. Fridge/freezer in garden room.

Council Tax

Band F

Tenure

Freehold

Entry

By mutual agreement.

Viewing

Call Louise on 07796 673594 or 01463 233218.



Tel: 01463 233218

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