

# 10 Dellness Avenue

Inshes, Inverness, IV2 5HE

Offers Over £225,000





## Overview

- 3 bedroom semi-detached villa in great location
- Perfect first home or investment
- Lounge, open-plan kitchen/diner, WC, family bathroom
- 2 double bedrooms, principal with ensuite, 1 single bedroom
- Enclosed rear garden, drive with parking for 2 cars
- EPC Band C



## Description

A great opportunity to purchase a stylish, semi-detached villa in the popular Inshes area of Inverness. Built by Barratt Homes to their Maidstone design, this home offers comfortable living accommodation throughout. The rooms are well laid out and the interior finished in a neutral style. This home will suit the modern families needs and will appeal to both professionals and young families. On the ground floor is a cosy lounge, open plan kitchen/diner and useful WC. The kitchen/diner comes with integrated gas hob, electric oven, extractor and has ample space to accommodate a dining table and 6 chairs. The dining area has patio doors leading to the garden, making it a perfect place to entertain. Upstairs offers the principal bedroom with ensuite shower room, a second double bedroom, single bedroom and the family bathroom, with shower over the bath. There are 2 hall storage cupboards, one on each floor. There is double glazing and gas central heating throughout. The rear garden is flat and fully enclosed providing a safe and secure environment for children to play and a well positioned decked area provides an outside seating and entertaining area.



## Room Dimensions

**Lounge** (17' 9" x 14' 7") or (5.42m x 4.44m)

**Kitchen / Diner** (14' 7" x 9' 1") or (4.45m x 2.78m)

**WC** (2' 9" x 6' 6") or (0.85m x 1.98m)

**Principal Bedroom** (12' 0" x 8' 2") or (3.66m x 2.50m)

**Principal Bedroom En-suite** (8' 2" x 4' 4") or (2.50m x 1.32m)

**Bedroom 2** (10' 7" x 8' 1") or (3.22m x 2.47m)

**Bedroom 3** (8' 9" x 6' 0") or (2.66m x 1.83m)

**Bathroom** (6' 1" x 5' 10") or (1.86m x 1.78m)





### Services

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

### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds (except upper hall and bathroom blinds). Integrated gas hob, electric oven and extractor.

### Maintenance Charges

There is a maintenance charge for the communal areas which is approximately £15.55 PCM.

### Council Tax

Band D

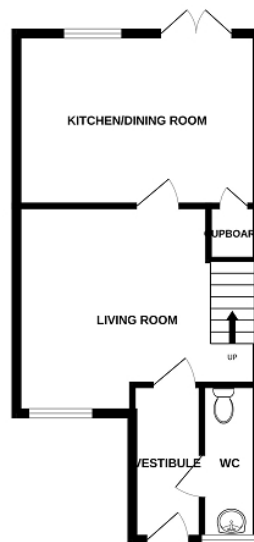
### Tenure

Freehold

### Entry

Early entry available.

GROUND FLOOR



1ST FLOOR



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