

33 Resaurie Gardens

Smithton, Inverness, IV2 7JY

Offers Over £210,000





Overview

- Spacious 3 bed semi-detached villa in quiet cul-de-sac
- Walk-in condition throughout
- Lounge, modern kitchen/diner and WC
- 3 bedrooms, principal en-suite, family bathroom
- Enclosed garden and driveway for several cars
- EPC Band C



Description

Fantastic opportunity to purchase an immaculate modern 3 bedroom semi-detached villa situated in a quiet cul-de-sac position. This immaculate family home will appeal to couples and families alike, looking for a good quality home. On the ground floor there is a spacious lounge, modern kitchen/diner which has space for a dining table and 4 chairs and there are patio doors leading to the private rear garden. The kitchen comes with an integrated gas hob, electric oven, extractor, fridge/freezer and dishwasher. Completing the ground floor is a useful WC with utility cupboard with plumbing and space for a washing machine and tumble dryer. The first floor accommodation includes the principal bedroom with fitted wardrobe and en-suite shower room, a further double bedroom with fitted wardrobes and one single bedroom. Completing the first floor accommodation is the family bathroom. There is double glazing and gas central heating throughout. The rear garden is laid to lawn, fully enclosed with a garden shed. The property enjoys a quiet location with a driveway with space for three cars.



Room Dimensions

Lounge	(11' 8" x 14' 7") or (3.55m x 4.45m)
Kitchen / Diner	(14' 10" x 8' 8") or (4.51m x 2.63m)
WC	(5' 9" x 6' 9") or (1.76m x 2.07m)
Principal Bedroom	(8' 2" x 12' 2") or (2.50m x 3.72m)
Principal Bedroom En Suite	(4' 6" x 8' 2") or (1.37m x 2.49m)
Bedroom 2	(8' 2" x 9' 11") or (2.50m x 3.03m)
Bedroom 3	(9' 7" x 7' 4") or (2.91m x 2.23m)
Bathroom	(6' 8" x 5' 7") or (2.03m x 1.69m)





Services

Mains gas, electricity, water and drainage.
Telephone line and full fibre broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtains (except Lounge & Bedroom 2, curtain poles and window blinds. Integrated appliances included gas hob, electric oven, extractor, dishwasher and fridge freezer. Other furniture and appliances open to negotiation.

Maintenance Charges

Charges: Approximately £15.48 per month payable to PMC Property.

Council Tax

Band D

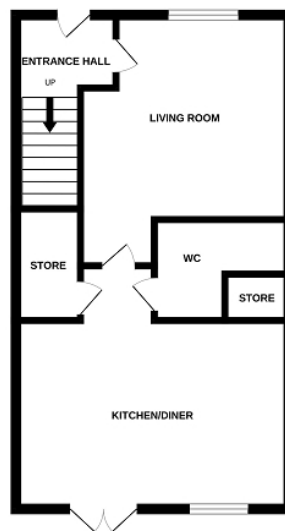
Tenure

Freehold

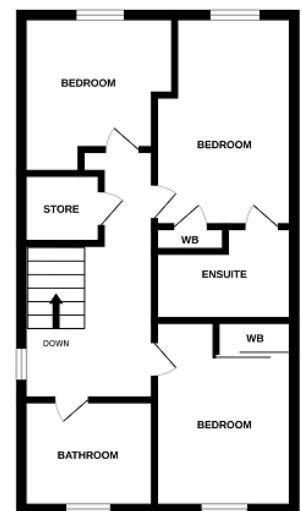
Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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