

5 Eriskay Road
Kingsmills, Inverness, IV2 3LX

Offers Over £330,000





Overview

- Fantastic detached bungalow in desirable Kingsmills area
- Spacious family home in quiet cul-de-sac
- Lounge, kitchen, dining room, conservatory, utility
- 4 bedrooms, principle ensuite, bathroom
- Large enclosed private rear garden, dual access driveway, single garage
- EPC Band E



Description

Unmissable opportunity to purchase a spacious family home in the highly desirable Kingsmills area of Inverness. Seldom available, this 4 bedroom bungalow offers generous accommodation in a quiet location which will appeal to professionals, families and those looking for a retirement property. Although this spacious property would benefit from modernising throughout, it has the potential to be a superb family home. The generous lounge has windows on dual aspects, the formal dining room has ample space for a table and 6 chairs and the bright conservatory is the perfect spot to sit and enjoy the rear garden. The kitchen provides plenty of units and has an electric hob, oven, and extractor. The utility room provides access to the rear garden and has space for a washing machine and tumble dryer. There are 3 double bedrooms and one single room, two offer fitted wardrobes and the principal bedroom has wall to wall fitted storage with an ensuite shower room. The family bathroom completes the accommodation. Two hall cupboards and the loft space provide plenty of additional storage. There is double glazing throughout and gas central heating. The mature landscaped gardens to the front and rear of the property are mostly laid to lawn. The large rear garden has a good selection of mature shrubs, trees and plants with patio and decking areas to sit out and catch the sun. A double access drive leads to the integrated garage with both electricity, light and a workshop, as well as a floored loft space. Overall, this property would be ideal for those looking for a family home or a retirement property in a prime location to put their own stamp on.



Room Dimensions

Lounge	(19' 3" x 13' 11") or (5.86m x 4.23m)
Dining Room	(9' 10" x 10' 3") or (3.00m x 3.13m)
Conservatory	(9' 5" x 9' 8") or (2.87m x 2.95m)
Kitchen	(10' 2" x 10' 10") or (3.10m x 3.30m)
Utility Room	(4' 8" x 6' 11") or (1.42m x 2.10m)
Principal Bedroom	(13' 0" x 11' 6") or (3.97m x 3.51m)
Principal Bedroom En Suite	(10' 4" x 4' 4") or (3.16m x 1.33m)
Bedroom 2	(13' 0" x 10' 5") or (3.97m x 3.17m)
Bedroom 3/Study	(7' 10" x 10' 3") or (2.40m x 3.12m)
Bedroom 4	(7' 10" x 10' 3") or (2.40m x 3.12m)
Bathroom	(5' 7" x 10' 5") or (1.70m x 3.18m)





Services

Mains gas, electricity, water and drainage.
Telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Electric hob and oven, fridge freezer, washing machine and tumble dryer. Two garden sheds. Items available under separate negotiation.

Council Tax

Band F

Tenure

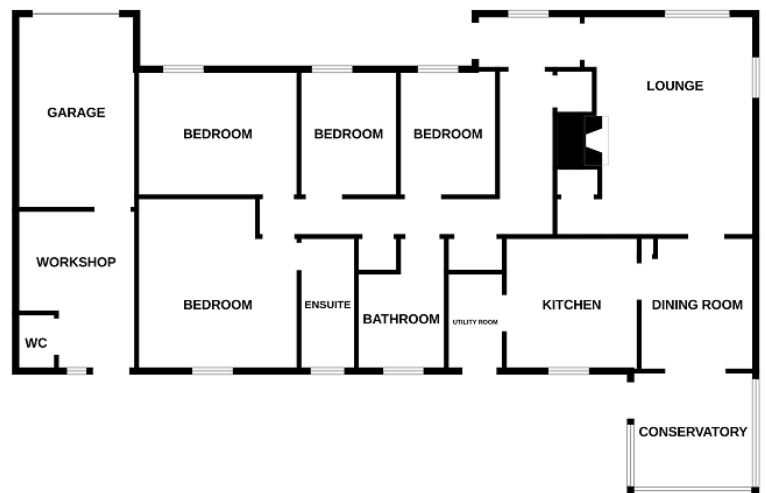
Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.



Tel: 01463 233218

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