

# 8 Castle Heather Avenue

Castle Heather, Inverness, IV2 4DR



Offers Over £200,000







## Overview

- Spacious 3-bedroom semi-detached home in a popular, family-friendly area
- Bright lounge and stylish kitchen, perfect for modern everyday living
- Secure and low-maintenance rear garden, perfect for outdoor living
- Excellent location with easy access to local schools, shops, and transport links
- Private driveway providing hassle-free off-street parking right at your doorstep
- EPC Band C



## Description

An excellent opportunity to purchase a three-bedroom semi-detached home in the popular Castle Heather area of Inverness. This well-maintained property offers spacious living accommodation, a private rear garden, and driveway parking, making it an ideal home for families, first-time buyers, or professionals. The ground floor features a bright and spacious lounge, providing a comfortable space for relaxing or entertaining. The stylish kitchen is well-equipped with ample storage and workspace, offering a modern and functional layout. Upstairs, there are three well-proportioned bedrooms, providing flexibility for family living, guest accommodation, or home office space. The modern family bathroom is finished to a high standard, offering both style and practicality. The property benefits from gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. Externally, the private rear garden offers a secure outdoor space, ideal for families or those who enjoy outdoor living. Driveway parking is available at the front of the property, providing convenient off-street parking. Located in a well-established residential area, the property is within easy reach of local schools, shops, and transport links, making it a fantastic choice for those looking for a well-connected home.



## Room Dimensions

**Lounge** (16' 2" x 15' 9") or (4.93m x 4.81m)

**Kitchen / Diner** (8' 7" x 15' 9") or (2.61m x 4.81m)

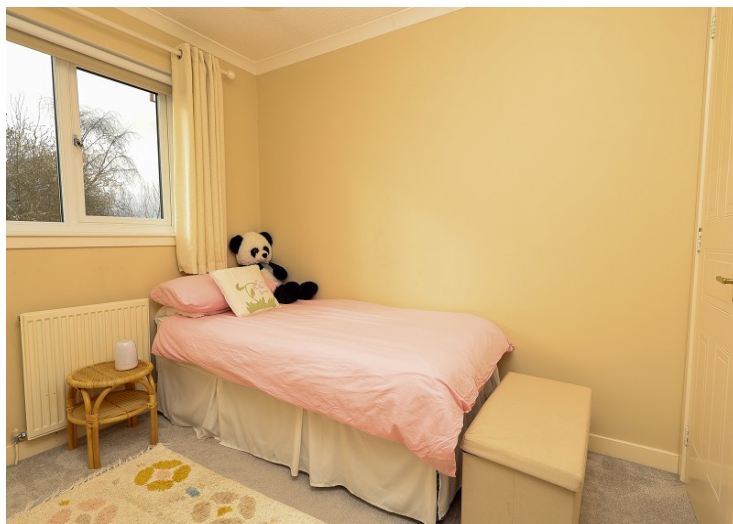
**Wc** (7' 1" x 3' 5") or (2.17m x 1.03m)

**Bedroom 1** (8' 6" x 12' 10") or (2.60m x 3.90m)

**Bedroom 2** (8' 3" x 9' 5") or (2.51m x 2.86m)

**Bedroom 3** (6' 11" x 9' 9") or (2.12m x 2.96m)

**Bathroom** (7' 3" x 6' 2") or (2.20m x 1.89m)







#### Extras

All fitted floor coverings, fixtures, and fittings, including all light fittings. Curtain poles and window blinds.

#### Services

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

#### Council tax

Band C

#### Entry

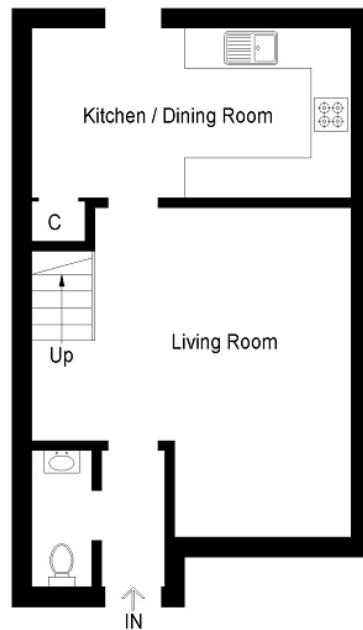
By mutual agreement.

#### Viewings

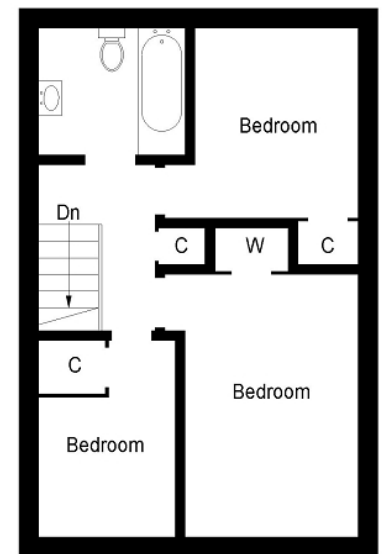
To arrange a viewing, please contact Travis on 07402405946 or 01463 233218.

#### Floor Area

75m<sup>2</sup>



Ground Floor



First Floor



Tel: 01463 233218

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