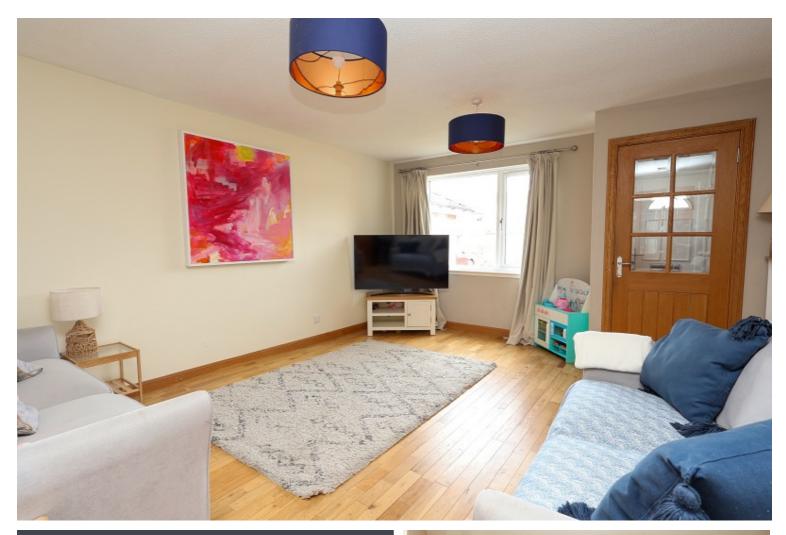
# Offers Over £200,000











## **Overview**

- Spacious 3-bedroom semi-detached home in a popular, familyfriendly 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.

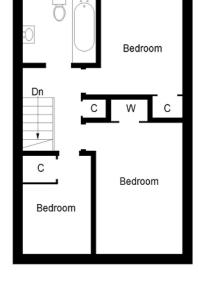
#### Viewing

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

#### Floor Area

75m2





First Floor



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL info@tailormademoves.co.uk www.tailormademoves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself of your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.