

30 Morar Street,
Ness Side, Inverness, IV2 6HR

Offers Over £250,000





Overview

- Immaculate 3 bed semi detached villa
- Lounge, open-plan kitchen/diner, wc, 3 bedrooms, ensuite, bathroom
- Contemporary and modern decor throughout
- Sought after Ness Castle Primary catchment
- Sunny enclosed rear garden, drive with parking for 2 cars
- EPC band C



Description

An excellent opportunity to purchase a beautifully presented three bedroom semi detached home, located in a sought after residential area. This modern property offers bright, spacious living throughout and would be ideal for first-time buyers, young families or those looking to downsize without compromising on comfort and style. Upon entering, you are welcomed into a practical vestibule, perfect for storing shoes and jackets before heading into the bright and inviting lounge, an ideal space for relaxing or entertaining. The open-plan kitchen/diner forms the heart of the home, with French doors opening directly onto the enclosed garden, perfect for summer gatherings and everyday family living. The kitchen is fitted with a range of modern units and features an integrated electric hob, oven and extractor. The fridge/freezer and washing machine are also included in the sale. A handy downstairs WC completes the ground floor accommodation. Upstairs offers three well-proportioned bedrooms. The principal bedroom enjoys the added luxury of an ensuite shower room, while the remaining bedrooms are served by a sleek, modern family bathroom. Externally, the property boasts a level, enclosed rear garden with a garden shed for extra storage, which has been fitted with shed shackles and coach bolts for bike security. The driveway provides parking for two cars. Further benefits include double glazing throughout, an efficient air source heat pump system for year-round comfort, and fibre broadband connectivity, ideal for modern living.



Room Dimensions

Lounge	(11' 0" x 16' 6") or (3.35m x 5.02m)
Kitchen / Diner	(17' 2" x 10' 6") or (5.24m x 3.19m)
Wc	(5' 11" x 6' 1") or (1.81m x 1.86m)
Principal Bedroom	(10' 4" x 10' 8") or (3.16m x 3.24m)
Principal Bedroom En Suite	(8' 2" x 6' 7") or (2.49m x 2.01m)
Bedroom 2	(9' 8" x 9' 9") or (2.94m x 2.97m)
Bedroom 3	(7' 5" x 9' 9") or (2.25m x 2.96m)
Family Bathroom	(6' 5" x 6' 6") or (1.95m x 1.97m)





Services

Mains electricity, water, and drainage. Telephone and fibre broadband services available. Air source heat pump central heating.

Maintenance Charges

There will be a factoring fee for the maintenance of the communal areas within the development. This will be not be allocated until the development has been completed.

Council tax

Band D

Tenure

Freehold

Floor Area

88m²

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Travis on 01463 233218 or 07402 405946



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