

2 Old Mill Lane

Kiltarlity, IV4 7GN

Offers Over £195,000





Overview

- Well presented 3 bedroom end terraced house
- Solid fuel stove and solar panels for water heating
- Open plan lounge/kitchen/diner, 3 double bedrooms, bathroom & WC
- Private garden with shed and 2 off street parking spaces
- Ideal for families, first time buyers or those looking to downsize
- EPC band B



Description

Fantastic opportunity to purchase this well-maintained 3-bedroom end-terraced home, offering a flexible layout, energy-efficient features, and a private garden. Situated in a popular residential area, this property is ideal for families, first-time buyers, or those looking for an easy-to-manage home with excellent outdoor space and parking. The heart of the home is the spacious open plan lounge/kitchen/diner with a solid fuel stove creating a cosy focal point and providing an additional means of heating the water. The kitchen is fitted with a good range of wall and base units and comes complete with an integrated electric hob, electric oven, extractor, fridge/freezer, dishwasher and washing machine. There is one double bedroom on the ground floor, along with a modern family bathroom. Upstairs, there are two further double bedrooms and a convenient WC. The property benefits from double glazing and an eco-conscious heating setup that includes three solar panels which contribute to heating the water. Externally, the private rear garden is fully enclosed and features a garden shed for storage. There are two dedicated off-street parking spaces to the front. Overall, this is a fantastic opportunity to purchase a well-presented and energy-efficient home in a family-friendly area, close to local amenities and transport links.



Room Dimensions

Lounge/Kitchen/Dining Room (21' 8" x 13' 6") or (6.61m x 4.11m)

Wc (5' 3" x 5' 5") or (1.61m x 1.64m)

Bedroom 1 (9' 8" x 13' 6") or (2.95m x 4.11m)

Bedroom 2 (9' 8" x 11' 3") or (2.95m x 3.42m)

Bedroom 3 (7' 10" x 14' 1") or (2.40m x 4.28m)

Bathroom (7' 10" x 6' 1") or (2.40m x 1.85m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances include the electric hob, electric oven, extractor, fridge/freezer, dishwasher and washing machine. Garden shed.

Services

Mains electricity, water and drainage. Telephone and broadband.

Maintenance Charges

There is a fee of £15 per month for the maintenance of the communal areas within the development.

Council tax

Band D

Tenure

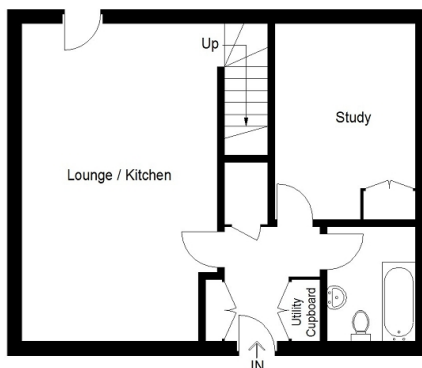
Freehold

Floor area

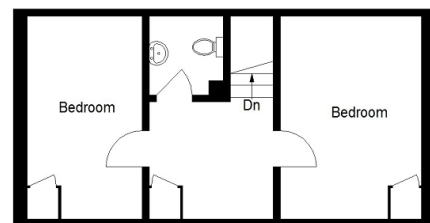
91 m2

Tenure

By mutual agreement.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:830122 / Ref:80113)



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