



45 Island Bank Road, Inverness, IV2 4QT

Offers over £235,000

REF: 48061



description

45 ISLAND BANK ROAD, INVERNESS, IV2 4QT

This four bedroom detached bungalow is located in the highly desirable Island Bank Road area of the City within easy reach of excellent local facilities and the City Centre.

With ample storage and well proportioned rooms this property represents a comfortable family home. Viewing is highly recommended to fully appreciate the accommodation on offer and the enviable location. The property benefits from double glazing and gas fired central heating complemented by an electric fire in the lounge.

The accommodation consists of an entrance hallway with two large storage cupboards; a well appointed kitchen with a good selection of base and wall mounted units, complimentary tiling to splashback, free-standing electric cooker, space for washing machine and fridge freezer and provides access to the rear garden and dining area; the dining area is open plan to the lounge which enjoys views to the front of the property and has an open fire place set in ornamental stone surround currently set with an electric fire; two double bedrooms both with fitted storage and family bathroom comprising a three piece suite in white with mixer taps and shower head to bath. On the upper floor is a further double bedroom with fitted storage and master bedroom with walk-in wardrobe and en-suite facility comprising a two piece suite, free-standing electric powered shower and heated towel rail; cloakroom comprises a WC and washhand basin. The property sits within a fully enclosed garden area and is accessed via double wrought iron gates. The front and side garden is mainly laid to gravel for easy maintenance while the rear garden is laid to lawn with a paved patio area providing an ideal venue for alfresco dining. A Tarmac driveway to the side of the property provides ample off-street parking and leads to the wooden garage which has both power, light and a workbench to the rear.

The property is within easy reach of two general stores which cater adequately for daily requirements. Additional facilities can be found at Holm Shopping Centre. Also close by is Eden Court Theatre and the charming River Ness with its many island walks.

Education is provided at Holm Primary School or Inverness Royal Academy.

Inverness City Centre is within walking distance and offers extensive shopping leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond

Hall 4.46m x 2.32m (14'8" x 7'7")

Kitchen 3.72m x 3.19m (12'2" x 10'6")

Lounge 5.68m x 3.84m (18'8" x 12'7")

Dining 2.85m x 3.68m (9'4" x 12'1")

Bathroom 1.83m x 2.39m (6'0" x 7'10")

Bedroom One 3.23m x 3.51m (10'7" x 11'6")

Bedroom Two 3.50m x 3.62m (11'6" x 11'11")

Bedroom Three 4.51m x 3.60m (14'10" x 11'10")

WC 1.13m x 0.83m (3'8" x 2'9")

Bedroom Four 4.51m x 4.41m (14'10" x 14'6")



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General

All floor coverings, light fittings, curtains, blinds and cooker are included in the asking price.

Services

Mains water and drainage. Mains electricity and gas.

Council Tax

Band F

EPC Rating

C

Post Code

IV2 4QT

Entry

By appointment only.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

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JD/PFM/W.0134.11

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