



Innes & Mackay

**127 MORVICH WAY, HILTON,  
INVERNESS IV2 4PJ**

- TWO BEDROOM END TERRACED VILLA
- GAS CENTRAL HEATING
- OPEN PLAN LOUNGE/DINING
- IDEAL FIRST TIME BUY
- GARDEN
- LOCATED CLOSE TO LOCAL AMENITIES

**OFFERS OVER  
£145,000**





## DESCRIPTION

This two bedroom end-terraced villa is located in the established residential area of Hilton close to local amenities. The spacious property which benefits from gas central heating and is fully double glazed, would be ideal for a young family or first time buyer. Viewing is recommended in order to appreciate the well proportioned accommodation throughout.

## LOCATION

Morvich Way is located within the new Hilton area of Inverness close to a small selection of shops and amenities at the nearby Balloan Park. A short distance from here is the Inshes Retail Park which provides a Tesco Extra, together with a host of other retail units, with the Police Headquarters, Raigmore Hospital and Inverness UHI Campus located nearby. Local schooling is provided by Hilton Primary with secondary education being provided by Inverness Royal Academy.

## GARDENS

Gate opens onto the paved pathway which leads to the front door. The gardens here are laid to grass and enclosed with picket fencing. A feature archway to the side provides access round to the rear garden. Laid with grass, the garden here has a paved pathway to the wooden gate and there is a small patio area from which to enjoy the sun. High fencing encloses the rear garden.

## ENTRANCE PORCH

2.14m x 1.85m (7'0" x 6'0")

Part glazed door opens into the entrance porch which is laid with laminate flooring and wood lined wall. Door opens through into the hallway.

## HALLWAY

Door opens into the carpeted hallway from which access is gained to the living room and via stairs to the first floor landing. A spacious walk-in under stair cupboard provides excellent storage along with hanging space for coats.

## LIVING/DINING ROOM

6.51m x 3.21m (21'4" x 10'6")

The living room is a spacious and comfortable room with a window to the front along with a further window to the rear. With space for a dining table, this room is laid with laminate flooring and has a door leading through to the kitchen.

## KITCHEN

3.55m x 3.05m (11'7" x 10'0" )

The kitchen is fitted with a range of modern floor based units and wall mounted cupboards all providing good storage and working areas. With a window and part glazed door to the rear, there is space and plumbing for the washing machine, fridge freezer and inset in the work counter is the electric hob with oven under and extractor hood above. Located below the window is the one and a half bowl stainless steel sink with drainer to the side. Attractive tiling between the units give the kitchen a pleasing finish together with the laminate floor tiles.

## FIRST FLOOR LANDING

Carpeted stairs lead up to the landing. From here, access is gained to the two bedrooms and shower room. A hatch also provides access to the loft space.

## BEDROOM 1

4.54m x 2.99m (14'10" x 9'9")

Bedroom one is a generous sized room located to the front elevation. This room, laid with carpet benefits from two built in cupboards, one housing the combi boiler whilst the other provides hanging rail and storage.

## BEDROOM 2

3.44m x 3.34m (11'3" x 10'11")

The second bedroom is a double room located to the rear elevation and benefits from a single built in wardrobe providing hanging rail and storage. Carpet completes this room.



## **SHOWER ROOM**

1.97m x 1.64m (6'5" x 5'4" )

The shower room is fitted with a wash hand basin and dual flush WC inset in a fitted vanity unit along with a quadrant style shower cubicle which houses an electric shower. The fully tiled shower room has a window to the rear, extractor light and a chrome ladder style heated towel rail.

## **HEATING**

Gas central heating via a combi boiler.

## **GLAZING**

Fully double glazed.

## **PARKING**

There is on street parking a short distance from the property.

## **COUNCIL TAX**

Band B

## **EPC**

Band D64

## **EXTRAS INCLUDED**

All fitted carpets, curtains, blinds, electric hob, oven and extractor hood along with the washing machine and fridge freezer. The dining table and chairs will also be included in the sale.

## **SERVICES**

Mains water, drainage, gas, electricity, telephone and TV point.

## **VIEWING ARRANGEMENTS**

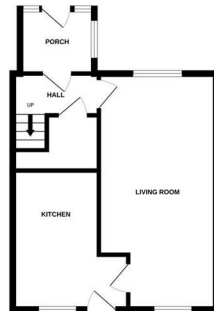
Viewing is through Innes and Mackay Property department (01463) 251200.







GROUND FLOOR



1ST FLOOR



These plans are provided for guidance only. They are for guidance purposes only and should not be relied upon. The agent is not responsible for the accuracy of the measurements. The agent is not responsible for the accuracy of the measurements. The agent is not responsible for the accuracy of the measurements. The agent is not responsible for the accuracy of the measurements.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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