



## 2 Ardholm Place, Inverness, IV2 4QG

- Semi detached bungalow
- Two double bedrooms
- Private driveway & garage
- Lounge
- Family shower room
- Gas central heating
- Kitchen
- Private front & rear gardens
- Double glazing throughout

Offers Over £180,000

An excellent opportunity to purchase a two-bedroom, semi-detached bungalow in a sought-after area of Inverness. With well-proportioned room sizes, good storage provisions and generous outdoor space this property offers an ideal first-time buy or family home.

Comprising of entrance hall, comfortable lounge with feature fireplace providing a cosy focal point to the room, kitchen with ample storage space, two double bedrooms both benefiting from fitted wardrobes and the family shower room completing the accommodation. Also benefiting from double glazing throughout and gas central heating.

Private outdoor space includes easily maintained, fully enclosed front garden, spacious rear garden with greenhouse and driveway with parking space for four vehicles.

Appealing to a range of buyers, early viewing is recommended.

## LOCATION

Situated in Holm, this property offers a favourable and convenient location within Inverness. Inverness City Centre is located approximately 2.5 miles from the property where you will find a comprehensive range of amenities.

A regular public transport service offering routes across Inverness operates from Stratherrick Road. Other travel routes, including the A9, A8082 & B862, are easily accessible.

Larger supermarkets, Fairways Business Park, Raigmore Hospital, and Inshes Retail Park are a short drive away. Doctors and dental surgeries nearby. The iconic Dores Beach is within driving distance. There is a supermarket and fuel station less than a mile from the property.

For younger children primary schooling is available at Holm Primary School and older children would attend Inverness Royal Academy. Both schools are located within walking distance.

## DIRECTIONS

From Inverness City Centre head along Kenneth Street. At the traffic lights, turn right onto Tomnahurich Street and follow to Tomnahurich Roundabout. Take the first exit onto the West Link A8082 and continue straight through three roundabouts. At Holm Roundabout take the third exit onto Holm Road and continue for approximately 0.5 miles, at the roundabout take the first exit onto Stratherrick Road then the second left onto Ardhholm Place. Number 2 will be the second house on your right-hand side, clearly sign posted by a South Forrest 'For-Sale' board.

## KEY POINTS

- Fantastic purchase opportunity.
- Close to City Centre.
- Ample storage provisions.
- Popular residential area.
- Amenities & schools nearby.

## ACCOMMODATION

### HALLWAY

3.81 x 3.28 (12'5" x 10'9")

Front external door, 1 storage cupboard housing electric meter and fuse box, 1 large storage cupboard, loft hatch and access to all living space.

### LOUNGE

4.73 x 2.93 (15'6" x 9'7")

Comfortable lounge with feature fireplace with ornate, wooden mantle and marble hearth. Front facing window allowing natural light to flow through the room.



## KITCHEN

3.50 x 2.96 (11'5" x 9'8")

Wall and base mounted cabinets, worktop space with tiled splash back and 1 1/2 bowl stainless steel sink with draining board. Boiler, side facing window and rear external door.



## BEDROOM TWO

2.97 x 2.61 (9'8" x 8'6")

Double bedroom with fitted triple wardrobe and front facing window.



## SHOWER ROOM

2.52 x 1.91 (8'3" x 6'3")

Shower, wash hand basin with fitted storage, WC, wall mounted cabinet and side facing frosted glass window.



## BEDROOM ONE

4.08 x 2.93 (13'4" x 9'7")

Sizeable double bedroom with two fitted wardrobes and chest of drawers, rear facing window.



## FRONT GARDEN

Fully enclosed garden. laid to stone chips with an assortment of small bushes and shrubbery.



### REAR GARDEN

Fully enclosed, generously sized rear garden with raised levels and greenhouse.



### EXTRAS

Fitted floor coverings, light fittings, curtains, curtain poles, blinds, cooker, fridge and freezer are to be included in the sales price.

### SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

### COUNCIL TAX

The current council tax is Band C. Please be aware that this may be subject to change upon sale.

### EPC BAND

EPC Band C.

### VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

### HSPC REFERENCE

60778.



### DRIVEWAY & GARAGE

Private driveway with parking space for up to four vehicles. Single, detached garage.



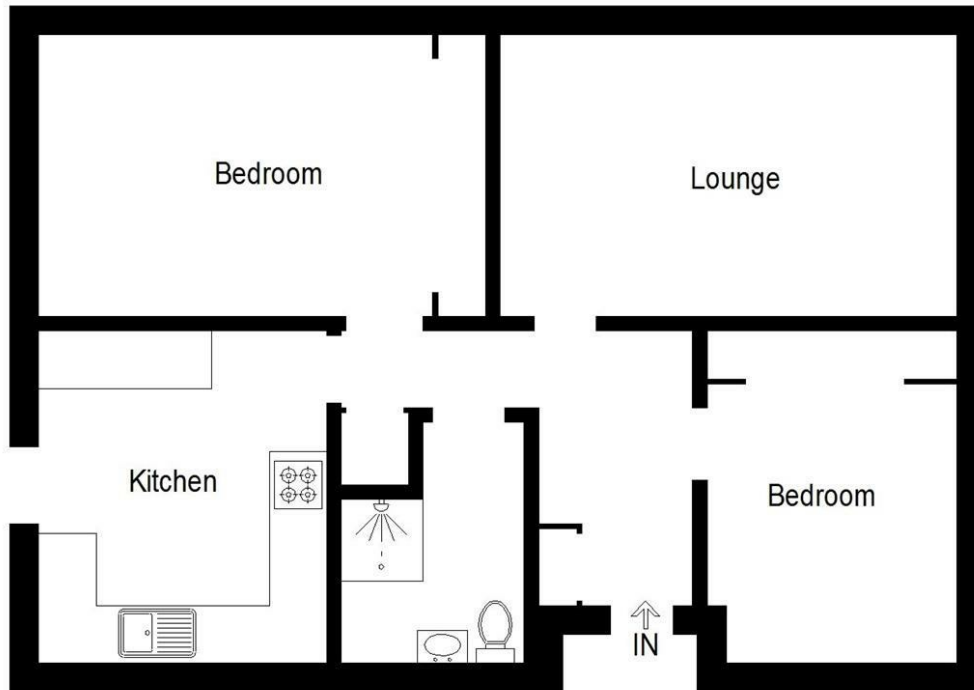


Illustration For Identification Purposes Only.  
Not To Scale (ID1059984 / Ref:87440)



8 Ardross Terrace, Inverness, IV3 5NW  
T: 01463 237171  
F: 01463 243548  
E: [email@southforrest.co.uk](mailto:email@southforrest.co.uk)  
[www.southforrest.co.uk](http://www.southforrest.co.uk)