

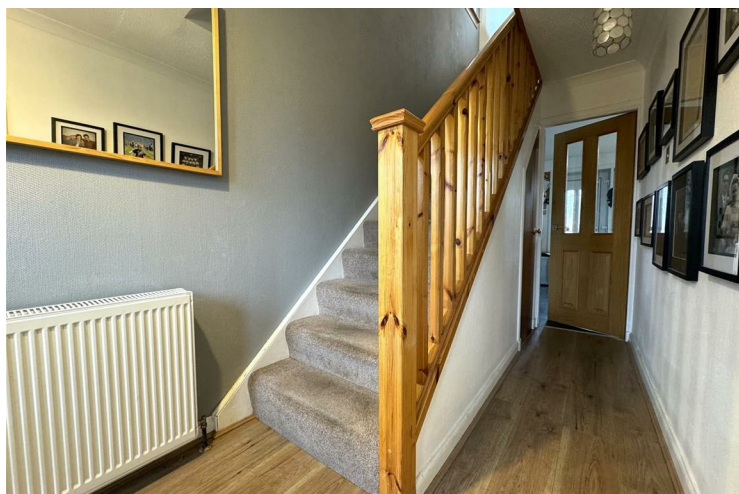


Innes & Mackay

**47 ARDBRECK PLACE,
HOLM, INVERNESS, IV2 4QQ**

- THREE BEDROOMS
- SEMI DETACHED VILLA
- IDEAL FOR A FIRST TIME BUYER
- OPEN PLAN KITCHEN/DINING AREA
- GAS CENTRAL HEATING
- SINGLE ATTACHED GARAGE
- CLOSE TO LOCAL SCHOOLS

**Offers Over
£220,000**



DESCRIPTION

Located in the popular and sought after Holm area of Inverness, this three bedroom semi detached villa offers anyone looking for a family home, close to the local Primary school and other amenities. The property benefits from an open plan kitchen/dining area, spacious lounge and modern bathroom. Low maintenance gardens to the front and rear. Off road parking, gas central heating and double glazed.

LOCATION

Holm is a desirable area approximately three miles from the city centre, with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. Local amenities include both Asda and Tesco supermarkets and petrol stations. There are further amenities at Fairways Retail, including a bakers, hairdressers, barbers, travel agent, kart raceway and circuit gym; as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar. Primary schooling is available at Holm Primary School, with secondary pupils attending Inverness Royal Academy both of which are within walking distance. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated

with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

GARDENS

The gardens to the front are laid to a mixture of shrubs and plants and the driveway provides off road parking with a small path leading to the front door. To the side, a gate opens round to the rear garden which is enclosed with high fencing providing good privacy. The gardens here are laid to gravel, have paving slabs providing access to the back door and to the raised decking area from where one can enjoy the all day sun. A timber shed provides external storage and there is a large wooden gate which allows access from the main road, providing off road parking for one car.

HALLWAY

The front door opens into the hallway which provides access to the lounge and kitchen. Carpeted stairs lead to the first floor landing and there is an under stair cupboard providing good storage. Engineered wood flooring gives a pleasing entrance to this property.

LOUNGE

4.88m x 3.20m (16'0" x 10'5")

The lounge which is laid with carpet, is a generous sized room located to the front elevation and has a door leading through to the dining area.



DINING AREA

4.99m x 3.27m (16'4" x 10'8")

The dining area which benefits from a window to the rear, provides ample room for a dining table, with access through to the kitchen. A door leads through to the hallway and part glazed door opens out to the enclosed back garden. Carpet completes this area.

KITCHEN

3.22m x 1.98m (10'6" x 6'5")

The kitchen is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the one and a half bowl stainless steel sink with drainer to the side, along with a four ring gas hob and extractor hood over. There is a built in electric oven, space and plumbing for a washing machine along with the fridge freezer and integrated dishwasher. Window to the rear, laminate flooring and tiling between the units complete this room.

FIRST FLOOR LANDING

Carpeted stairs lead to the landing which has a window to the side providing a flood of natural light. Located off here are the three bedrooms and bathroom. Storage is provided by a built in shelved cupboard and a hatch opens into the loft space.

BATHROOM

2.19m x 1.65m (7'2" x 5'4")

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin with storage under and a bath with mains shower over and screen to the side. Chrome ladder style heated towel rail, attractive tiling, laminate floor tiles and window to the side complete the bathroom.

BEDROOM 1

4.09m x 2.37m (13'5" x 7'9")

Bedroom one is a double room located to the front elevation. This room which is laid with engineered oak flooring, has a single built in wardrobe providing storage and a free standing mirror fronted wardrobe providing hanging rail and shelving.

BEDROOM 2

3.24m x 3.05 (10'7" x 10'0")

The second bedroom is a double room located to the rear elevation and benefits from a single built in wardrobe located behind a louvre door. Carpet completes this room.

BEDROOM 3

3.17m x 2.51m (10'4" x 8'2")

The third bedroom is a good sized room located to the front. Carpet.



HEATING

Gas central heating.

GLAZING

Fully double glazed.

GARAGE

There is a single attached garage with power and light.

COUNCIL TAX

Band D

EPC

Band C70

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, fridge freezer, tumble dryer, freezer in the garage, gas hob, electric oven and cooker hood.

Garden shed.

SERVICES

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

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200.

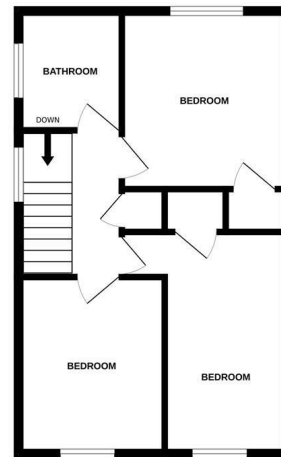
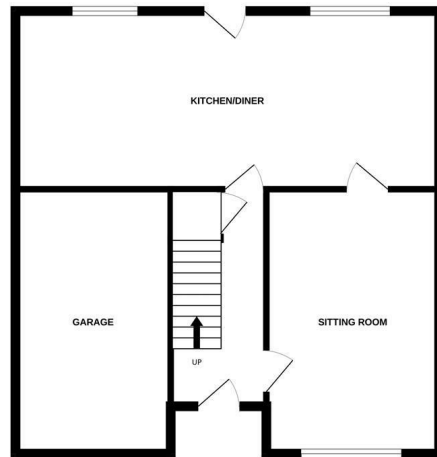






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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