



## 28 Leyton Drive, Inverness, IV2 4HS

- Semi detached house
- 3 double bedrooms
- Private driveway
- Lounge
- Family shower room
- Gas central heating
- Kitchen
- Private gardens
- Double glazing throughout

Offers Over £150,000

An exciting opportunity to purchase a 3-bedroom, semi-detached house in the established Hilton area of Inverness. This property appreciates well-proportioned room sizes, a convenient location and offers a fantastic family home or first-time buy.

The ground floor comprises of the entrance vestibule, bright and spacious lounge with patio doors and modern kitchen with ample storage space. On the first floor are three double bedrooms and the modern family shower room completes the accommodation. This property also benefits from gas central heating and double glazing throughout.

Private outdoor space includes a driveway with sufficient parking space for several vehicles and a fully enclosed rear garden and detached single garage.

This property will appeal to a range of potential purchasers, viewing is advised.

### LOCATION

Situated in Hilton, this property offers a convenient location approximately 2.4 miles from the City Centre. Nearby amenities within walking distance include a convenience store, post office, pharmacy, beauty salon, community complex, shopping village and locally owned bar and restaurant.

A short drive from the property you will find large supermarkets, Fairways Business Park, Raigmore Hospital, University of the Highlands and Islands, and Inshes Retail Park offering a variety of retail and leisure facilities.

A regular transport service offering routes across Inverness operates within walking distance of the property. Other travel routes, including the A9, are easily accessible.

Primary Schooling is available at Cauldeen primary school, older children would attend Inverness Royal Academy. Both schools are within walking distance.

### DIRECTIONS

From Inverness City Centre head to Castle Street, continue through the traffic lights and take a left onto Old Edinburgh Road. At the traffic lights continue straight and then turn right to stay on Old Edinburgh Road. At the roundabout take the second exit staying on Old Edinburgh Road and continue for 1 mile. Turn right just before the traffic lights onto Balloan Road. Take the second right onto Old Town Road and follow for 0.4 miles. Turn right into Leyton Drive. Number 28 will be directly in front of you, clearly signposted by a South Forrest 'For Sale' board.

### KEY POINTS

- Ideal family home or first time buy.
- Close to City Centre.
- Schools & amenities nearby.
- Transport links within walking distance.

### ACCOMMODATION

#### ENTRANCE HALL

2.77 x 1.44 (9'1" x 4'8")

Front external door, glass paneled door to lounge, access to kitchen and stairs to first floor.

#### LOUNGE

6.37 x 3.52 (20'10" x 11'6")

Bright and spacious lounge with front facing window and rear patio doors providing an influx of natural light through the room. Access to kitchen.



### KITCHEN

4.98 x 2.76 (16'4" x 9'0")

Modern kitchen with ample wall and base mounted cabinets, breakfast bar, worktop space with splash back and stainless steel sink. Integrated appliances include gas hob, oven & grill, extractor hood and fridge freezer. Storage cupboard with fuse box and electric meter. Rear facing window and rear external door.



### BEDROOM TWO

4.30 x 2.70 (14'1" x 8'10")

Double bedroom with rear facing window.



### BEDROOM THREE

2.64 x 2.40 (8'7" x 7'10")

Double bedroom with base and ceiling fitted storage, large alcove providing access to boiler and front facing window.



### LANDING

2.00 x 1.95 (6'6" x 6'4")

Provides access to all the bedrooms, family shower room and loft hatch to partially floored loft space.

### BEDROOM ONE

3.59 x 2.93 (11'9" x 9'7")

Double bedroom with wall mounted storage above bed and front facing window.



### SHOWER ROOM

3.33 x 1.66 (10'11" x 5'5")

Walk in shower, wash hand basin with mixer tap and storage, WC, heated towel rail, wall mounted cabinets, extractor fan and rear external textured glass window.



### **DRIVEWAY & GARAGE**

6.58 x 3.99 (21'7" x 13'1")

Private driveway with sufficient parking space for multiple vehicles. Detached, single garage with electricity supply and loft space. Measurements shown above are internal garage measurements.



### **REAR GARDEN**

Private, fully enclosed and easily maintained rear garden with garden shed and access to driveway.

### **EXTRAS**

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, integrated appliances, white goods and garden shed 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.

### **EPC BAND**

EPC Band D.

### **COUNCIL TAX**

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

### **VIEWINGS**

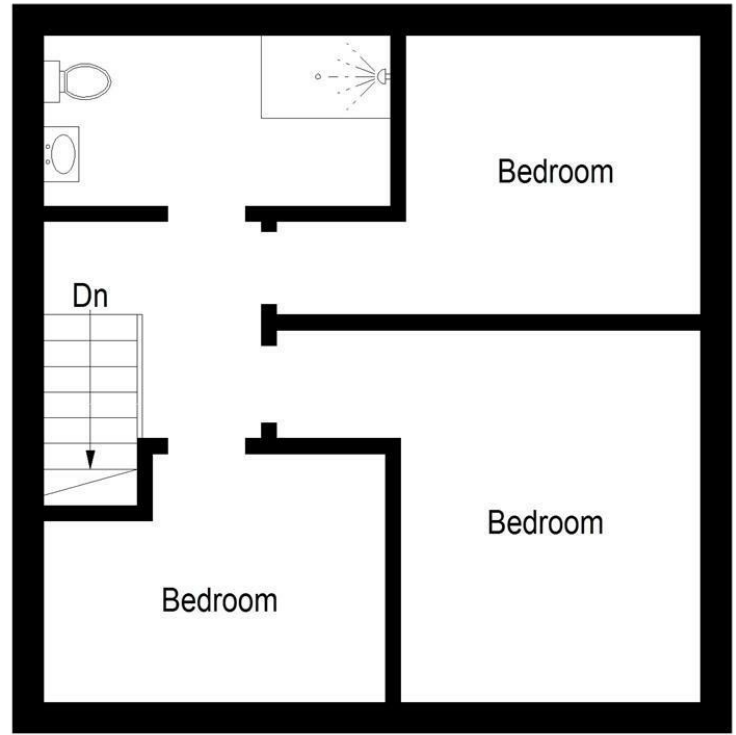
By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

### **HSPC REFERENCE**

60846.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1072111 / Ref:87753)



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