

96 Holm Farm Road,  
Inverness

Offers Over £180,000





## Overview

- Immaculate semi-detached bungalow in modern development
- Walk in condition with stylish and neutral decor throughout
- Newly fitted luxurious shower room
- sunny landscaped rear garden with feature patio
- Electric gated driveway with parking for 3 cars
- EPC Band C



## Description

Fantastic opportunity to purchase a modern and spacious two bedroom property situated in the popular Culduthel area of Inverness. Built by Tulloch Homes to their 'Birch' design, this immaculate semi-detached bungalow is presented in true walk in condition. The decor is neutral throughout which will appeal to young professionals and couples alike. The open plan lounge/diner is bright and spacious with a large window overlooking the front garden and has ample space for a dining table and four chairs. The stylish kitchen comes with integrated gas hob, electric oven, extractor and dishwasher. There is space for a fridge/freezer and a washing machine which are also included in the sale. The two double bedrooms both benefit from fitted wardrobes. Within the last year the current owners have refurbished the bathroom making it into a fantastic modern shower room. Three hall cupboards and a partially floored loft with ramsay ladder provide plenty of additional storage. There is double glazing throughout and gas central heating. Outside, the sunny rear garden is tastefully landscaped and has a patio and a useful shed with power and lights. Electric gates access the loc-block drive, which has parking for three vehicles.



## Room Dimensions

**Kitchen** (9' 4" x 9' 10") or (2.84m x 2.99m)

**Lounge** (11' 9" x 21' 5") or (3.58m x 6.52m)

**Bedroom 1** (10' 8" x 9' 10") or (3.24m x 3.00m)

**Bedroom 2** (8' 2" x 10' 7") or (2.50m x 3.23m)

**Bathroom** (7' 1" x 5' 7") or (2.15m x 1.71m)





#### Extras

All fitted floor coverings, fixtures and fittings. All light fittings, curtain poles and window blinds. Integrated gas hob, electric oven, extractor and dishwasher. Fridge/freezer and washing machine. Garden shed.

#### Services

Mains gas, electricity, water and drainage. Telephone and Broadband.

#### Entry

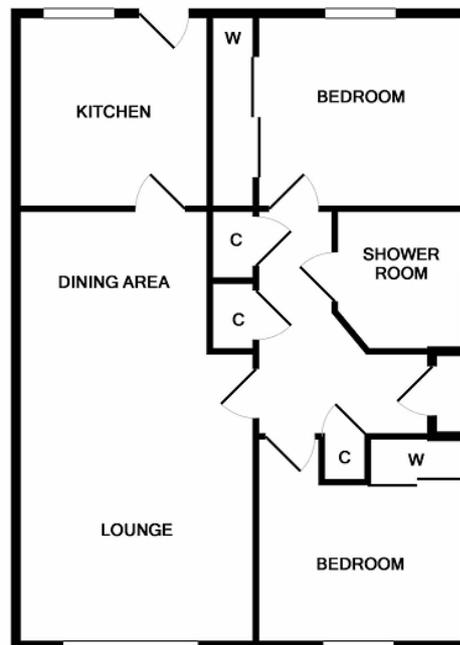
By mutual agreement.

#### Council tax

Band D

#### Viewing

To arrange a viewing of this property please contact Emma on 01463 233218 or 07850 407884.



**Tel: 01463 233218**

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