

16 Orchid Avenue,
Inverness

Fixed Price £200,000





Overview

- Immaculate 3 bed semi-detached villa
- Walk-in condition throughout
- Perfect first time buy or family home
- Elevated position with open views
- Enclosed garden with large shed and drive
- EPC band C



Description

Fantastic opportunity to purchase an immaculate 3 bedroom semi-detached villa in a popular modern development. This lovely family home is in walk in condition throughout and will appeal to first time buyers or families alike. The property consists of a formal lounge and a modern open plan kitchen/dining room with integrated appliances including an electric oven, gas hob, extractor and dishwasher. The dining area has ample space for a large table and 6 chairs and has French doors opening out onto the rear garden. The ground floor accommodation is completed with a spacious WC with a utility area. Upstairs are the 3 bedrooms and family bathroom. The master bedroom comes with an ensuite shower room and lovely views over the city towards Ben Wyvis and the Kessock Bridge. In addition to the fitted wardrobes in two bedrooms, there is a useful hall cupboard and a partially floored loft. There is double glazing throughout and gas central heating. Solar panels supply the electricity and this also generates some income. Outside, there is a good size rear garden which is fully enclosed, has a patio area and a large garden shed. The garden to the front is open with a driveway providing parking for one vehicle.



Room Dimensions

Lounge	(11' 0" x 16' 6") or (3.36m x 5.04m)
Kitchen / Diner	(17' 4" x 10' 8") or (5.29m x 3.25m)
WC/Utility	(5' 11" x 4' 0") or (1.80m x 1.21m)
Master Bedroom	(10' 7" x 10' 9") or (3.22m x 3.28m)
Master Ensuite	(5' 11" x 6' 8") or (1.80m x 2.03m)
Bedroom 2	(9' 5" x 9' 8") or (2.88m x 2.94m)
Bedroom 3	(7' 8" x 9' 8") or (2.34m x 2.94m)
Bathroom	(6' 6" x 5' 9") or (1.97m x 1.76m)





Extras

All fitted floor coverings, fixtures and fittings. All window blinds and curtain poles. Integrated appliances including gas hob, electric oven, extractor and dishwasher. Garden shed. Under separate negotiation: The fridge/freezer.

Services

Mains gas, electricity, water and drainage. Solar panels. Telephone & Broadband.

Entry

By mutual agreement.

Maintenance Charges

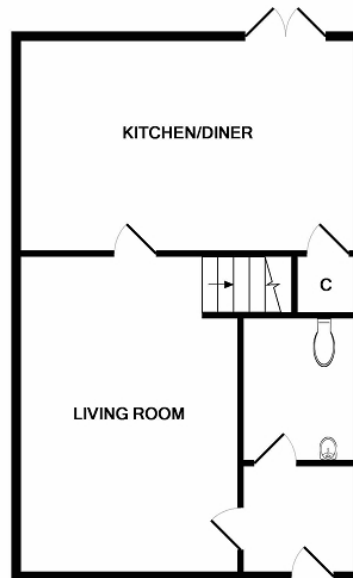
Approximately £120 per annum.

Council tax

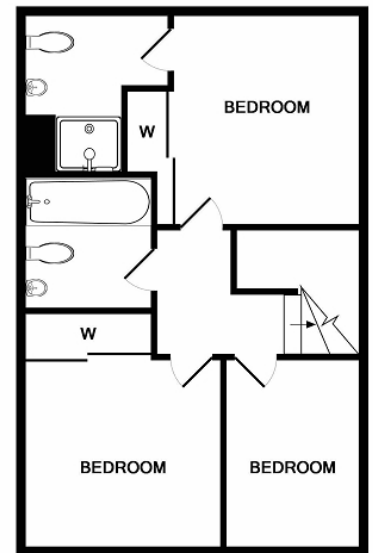
Band D

Viewing

To arrange a viewing of this property please contact Emma MacLaren on 01463 233218 or 07850407884.



GROUND FLOOR



1ST FLOOR



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