



8 Conon Place, INVERNESS, IV2 6HS

Offers Around £275,000

REF: 60490





This bright, three bedroom, detached property forms part of the new Maples at Ness Side development on the edge of the City, close to an excellent range of facilities and within easy reach of the City Centre. The property, which was constructed by Tulloch Homes to their Calder design, was completed in 2022 and benefits from the remainder of the NHBC guarantee, an attractive layout, gas fired central heating and solar panels. In immaculate condition and decorated in neutral shades throughout, this property represents a very comfortable family home.

Viewing is highly recommended to fully appreciate this well-presented property and desirable location.

The accommodation consists of: a hallway with store cupboard; front facing lounge; a well appointed kitchen/diner with a good selection of base and wall mounted units, complementary worktops and splashback, gas hob, electric oven integrated fridge freezer and space for washing machine, from the dining area French doors open to the garden; cloakroom comprising a WC and wash hand basin. On the upper floor; master bedroom with deep mirrored wardrobes and en-suite facilities comprising a WC, wash hand basin and free standing electric shower; two further bedrooms, one with fitted mirrored wardrobes; bathroom comprising a WC, wash hand basin and bath with mixer tap and shower head to bath.

A garden to the rear of the property is fully enclosed and laid to lawn with a substantial garden shed and rotary clothes dryer. A paved patio area provides an ideal venue for alfresco dining. A driveway to the front of the property provides ample off-street parking.

The property is close to some excellent facilities including a supermarket, the Aquadome, Bught Park and Holm Mills Shopping Centre with restaurant and small selection of retail outlets. Education is provided at Holm Primary School or Inverness Royal Academy. Also close by is the River Ness with its many charming island walks.

Inverness City Centre is within very easy reach and offers extensive shopping, leisure and entertainment facilities.

Hall	5.19m x 2.01m (17'0 x 6'6)	En-suite	2.32m x 2.17m (7'6 x 7'0)
Kitchen	5.45m x 2.83m (17'11 x 9'3)	Bedroom 2	3.15m x 2.92m (10'3 x 9'6)
Lounge	4.22m x 3.33m (13'9 x 10'11)	Bedroom 3	2.90m x 2.18m (9'6 x 7'2)
Landing	2.43m x 1.37m (8'0 x 4'6)	Bathroom	1.95m x 1.82m (6'5 x 6'0)
Bedroom 1	3.86m x 3.05m (12'8 x 10'0)	WC	2.30m x 1.31m (7'6 x 4'3)



General

All floor coverings, light fittings, blinds and garden shed are included in the asking price.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band E

EPC Rating

B

Post Code

IV2 6HS

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

GRM/JD/GARB0006/4

Price

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Directions

From Inverness, take Castle Street and opposite the Castle Tavern turn right at the traffic lights onto Haugh Road, continuing onto Island Bank Road and then onto Dores Road. Pass Holm Mills Shopping Centre and at the roundabout take the 3rd exit. Continue along, taking the first right into Morar Street. Conon Place is further along on your right with the property at the end of the cul de sac, on your right.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

