



2a Dochfour Drive, INVERNESS, IV3 5EF

Offers Over £245,000

REF: 60773





description

This spacious, three bedroom, detached bungalow is situated in a predominantly residential area of the City, close to excellent facilities and within walking distance of the City Centre. The property benefits from double glazing, gas-fired central heating complemented by a gas fire to the lounge and master bedroom and a private garden. Offering well-proportioned rooms, this property represents a very comfortable family home.

Viewing is highly recommended to fully appreciate the accommodation on offer and convenient location.

The accommodation consists of: an entrance vestibule with coat hooks; hallway with storage cupboard and provides access to the large, fully floored attic which offers great potential for converting into additional living space subject to necessary planning consents; a bright, front facing lounge with bay window providing ample room for dining, built in storage and gas fire set in a wooden surround providing a welcoming focal point; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops, tiling to splashback, free standing electric cooker with gas hob and integrated fridge; generous master bedroom with built in storage and gas fire set on a tiled hearth; bedroom two with en-suite facilities comprising a wash hand basin, WC and free standing mains powered shower; bedroom 3 complete with fitted overbed storage; fully tiled family bathroom comprising a bath with mains powered shower over, wash hand basin and WC.

The property sits in a generous plot with the front garden mainly laid to loc bloc with some mature shrubs and trees. The fully enclosed garden to the side of the property boasts a raised lawn area, a good selection of mature shrubs and bushes and two paved patio areas providing an ideal space where one can sit and enjoy the garden. The property also benefits from a large double garage with workshop to the rear and an outdoor utility/storeroom comprising base and wall units, worktops and space for a washing machine and tumble dryer.

The property is within very easy walking distance of a general store which caters adequately for daily requirements. Additional nearby facilities include the Aquadome, Eden Court Theatre, The Sports Centre, Bught Park, golf course and the River Ness with its many charming island walks. Education is available at Dalneigh Primary School or Inverness High School, both of which are also within easy walking distance. The local bus service is routed close by.

A short walk takes you to the City Centre which offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Hallway **6.35m x 1.20m (20'9 x 3'11)**
Kitchen **3.86m x 2.72m (12'8 x 8'11)**
Lounge **4.58m x 4.55m (15'0 x 14'11)**
Master Bedroom **4.25m x 3.68m (13'11 x 12'0)**
Bedroom 2 **4.27m x 2.90m (14'0 x 9'6)**

En-suite **1.77m x 1.50m (5'9 x 4'11)**
Bedroom 3 **4.25m x 3.03m (13'11 x 9'11)**
Bathroom **2.39m x 1.81m (7'9 x 5'11)**
Outdoor Utility Room **4.67m x 1.34m (15'3 x 4'5)**







General

All floor coverings, light fittings, curtains, blinds, cooker, integrated fridge are included in the asking price.

Services

Mains water, drainage, electricity and gas.

Council Tax

Council Tax Band E

EPC Rating

D

Post Code

IV3 5EF

Entry

By mutual agreement

Viewing

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

Reference

PFM/EB/MURP31/1

Price

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Directions

From Inverness City, take Kenneth Street heading towards the A82. Turn right onto Fairfield Road at the traffic lights and turn left onto Dochfour Drive. The property is first on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



