



41 Orchid Avenue, INVERNESS, IV2 6BJ

Offers Over £200,000

REF: 60792







This bright, two-bedroom, semi-detached property is located in the popular Slackbuie area 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, benefits from double glazing, gas fired central heating and off-street parking. In immaculate condition and decorated in neutral shades throughout, this property represents an ideal home for the first-time buyer or young family.

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

The accommodation consists of: a bright lounge with large storage cupboard and stairs leading to the upper floor; well-appointed kitchen/diner with a good selection of base and wall mounted units, complementary worktops and tiling to splash back, electric oven, gas hob, extractor fan, integrated dishwasher, space for fridge/freezer and washing machine, ample room for dining and French doors opening to the rear garden; cloakroom comprising a WC and wash hand basin; on the upper floor; master bedroom with views over the City, double mirrored wardrobes and additional single storage cupboard; further double bedroom with fitted double mirrored wardrobes and views onto the rear garden; family bathroom comprising a WC, wash hand basin and bath with mixer tap and shower head to bath.

The garden to the front of the property is laid to lawn while the fully enclosed rear garden is laid to lawn with a rotary clothes dryer and benefits from a paved patio area providing an ideal venue for al fresco dining. A driveway to the side of the property provides ample off-street parking for several cars.

The property is within very easy reach of excellent facilities which include a supermarket, restaurants, bars and a golf course with driving range. Additional facilities can be found at nearby Inshes Retail Park which include supermarkets, health club and spa, gyms, fast-food establishments and a selection of retail outlets. Education is provided at Cauldeen Primary School or Inverness Royal Academy, both of which are within easy reach. A regular bus service to and from Inverness City and Inshes Retail Park is also routed close by.

Inverness, the main business and commercial centre in the Highlands, is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Kitchen/Diner</b>	<b>4.32m x 2.64m (14'2 x 8'8)</b>	<b>Bedroom 2</b>	<b>3.75m x 2.66m (12'3 x 8'9)</b>
<b>Lounge</b>	<b>4.39m x 3.99m (14'5 x 13'0)</b>	<b>Bathroom</b>	<b>2.01m x 1.99m (6'6 x 6'6)</b>
<b>Upper Landing</b>	<b>2.00m x 1.24m (6'6 x 4'0)</b>	<b>WC</b>	<b>2.12m x 1.30m (6'11 x 4'3)</b>
<b>Master Bedroom</b>	<b>3.69m x 3.30m (12'0 x 10'9)</b>		





### General

All floor coverings, light fitting, blinds and integrated dishwasher are included in the asking price.

### Services

Mains water, drainage, electricity and gas.

### Council Tax

Council Tax Band D

### EPC Rating

C

### Post Code

IV2 6BJ

### Entry

By mutual agreement.

### Viewing

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

### Reference

TS/EB/DICK84/2

### Price

Offers Over £200,000

### Directions

From Inverness City, continue up Castle Street on to Culduthel Road. Continue along this road, leading onto Slackbuie Avenue, until you come to a roundabout where you can see Asda superstore. Take the third exit straight ahead. Continue up the hill, taking the third left onto Morning Field Place, eventually turning left onto Clover Crescent. Turn right, keeping on Clover Crescent and take the first onto Orchid Avenue. The property is further along on your left-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.

