



41 Drakes Avenue, INVERNESS, IV2 3RT

Offers Over £200,000

REF: 60872





This three-bedroom, semi-detached villa is located in the highly popular Drakies area of the City, close to excellent facilities and within easy reach of Inverness City, Raigmore Hospital and the Highlands and Islands University. The property benefits from gas fired central heating, double glazing and off-street parking. With well-proportioned rooms, this property represents a desirable family home. Viewing is highly recommended to fully appreciate the extent of the living space on offer and convenient location.

The accommodation consists of: an entrance hall with stairs leading to the upper floor; a bright, spacious lounge with attractive electric fire providing a welcoming focal point and storage cupboard; dining room with patio doors leading to the rear garden allowing the room to flood with natural light; a well-appointed kitchen with a good selection of base units, complementary worktops, tiling to splashback, space for cooker, fridge freezer and washing machine and access to the rear garden. On the upper floor; landing with shelved storage cupboard and access to attic; two generous double bedrooms, one with fitted storage; single bedroom with fitted storage; fully tiled family bathroom comprising a wash hand basin, WC and bath with electric powered shower over.

The garden to the front and side of the property is very well maintained, mainly laid to lawn with a good selection of plants and shrubs. The fully enclosed rear garden is also very well maintained, mainly laid to lawn and benefits from a patio area providing an ideal venue for alfresco dining or entertaining. A driveway to the side of the property provides ample off-street parking and leads to the single timber garage which has power and light.

Facilities closest to the property can be found at Inshes Retail Park which include a supermarket, Post Office, takeaway, nursery and small selection of retail outlets. Education is provided at Drakies Primary School or Millburn Academy, both of which are within walking distance. A regular bus service to and from Inverness City Centre is also routed close by.

Inverness City Centre, a very short distance away, offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance vestibule	2.01m x 1.31m (6'6 x 4'3)	Master Bedroom	4.13m x 2.62m (13'6 x 8'6)
Kitchen	3.64m x 2.25m (11'11 x 7'5)	Bedroom 2	3.52m x 3.03m (11'6 x 9'11)
Dining room	3.52m x 2.70m (11'6 x 8'9)	Bedroom 3	3.17m x 2.34m (10'5 x 7'8)
Lounge	4.12m x 4.06m (13'6 x 13'3)	Bathroom	1.39m x 1.65m (4'6 x 5'5)



General

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

Services

Mains gas, electricity, water and drainage.

Council Tax

Council Tax Band D

EPC Rating

C

Post Code

IV2 3RT

Entry

By mutual agreement.

Viewing

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

Reference

AG/EB/FRAS852/1

Price

Offers Over £200,000

Directions

From Inverness City, head towards Millburn Road. At the roundabout, turn right onto Old Perth Road. At the next mini-roundabout, keep left. Take the 1st right after the petrol station and the 1st right onto Drakies Avenue. Continue along and 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.

