



45 St Fergus Drive, INVERNESS, IV3 5AN

Offers Over £168,000

REF: 61224





This deceptively spacious, two-bedroom, semi-detached villa is located in the Dalneigh area of the City, close to excellent facilities and within easy reach of the City Centre. The property benefits from double glazing, gas fired central heating complemented by a gas fire in the lounge and generous garden grounds. With ample storage and well-proportioned rooms, this property represents an ideal home for a first-time buyer or young family, but equally has excellent letting potential given its convenient location.

The accommodation consists of: an entrance hall with stairway leading to the upper floor and storage cupboard housing the electrics; a spacious lounge with archway leading to the dining room and gas fire set in an attractive marble surround providing a welcoming focal point; dining room with patio doors to the rear garden; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops, tiling to splashback, integrated electric oven, hob and extractor fan, washing machine, space for fridge, wall-mounted folding table, large understair storage cupboard and door giving access to the garden. On the upper floor: landing with open shelving; master bedroom with double fitted wardrobe and storage cupboard housing the boiler; further double bedroom with triple fitted wardrobe; shower room comprising an electric powered shower enclosure, wash hand basin, WC and access to the attic.

The garden to the front and side of the property is well maintained and mainly laid to lawn. The garden to the rear of the property is also well maintained, mainly laid to lawn and benefits from a paved patio area providing an ideal venue for alfresco dining. There is also a large garden shed, outdoor storage cupboard and washing line. A driveway to the side of the property provides ample off-street parking for several cars and leads to the large single garage with up and over door.

The property is within easy reach of a general store which caters adequately for daily requirements, Pharmacy and laundrette. Education is provided at Dalneigh Primary School and Inverness High School, both of which are within walking distance.

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.

Hallway **1.91m x 1.32m (6'3 x 4'3)**
Kitchen **2.93m x 2.72m (9'6 x 8'11)**
Dining **2.99m x 2.17m (9'9 x 7'0)**
Lounge **4.24m x 4.02m (13'11 x 13'2)**

Bedroom 1 **4.67m x 3.00m (15'3 x 9'9)**
Bedroom 2 **3.57m x 2.89m (11'9 x 9'6)**
Shower Room **2.35m x 1.60m (7'9 x 5'3)**



General

All floor coverings, light fittings, curtains, blinds, gas fire, oven, hob, extractor, washing machine, double bed and garden shed are included in the asking price.

Services

Mains electricity, gas, water and drainage.

Council Tax

Council Tax Band B

EPC Rating

C

Post Code

IV3 5AN

Entry

By mutual agreement.

Viewing

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

Reference

PFM/EB/MILL408/2

Price

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Directions

From Tomnahurich Street, turn right onto Bruce Gardens. Continue along to the roundabout and go straight ahead staying on Bruce Gardens. Continue along to the end and turn right onto St Valery Avenue. Take the 2nd right onto St Fergus Drive and the property is immediately 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.

