



28 Averon Gardens, Inverness, IV2 6HL

Offers Over £210,000

REF: 61258





This attractive, two-bedroom, end-terraced villa 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 in 2022, benefits from double glazing, gas fired central heating, solar panels and the remainder of the NHBC guarantee. Decorated in neutral shades and in good condition throughout, this property represents an ideal home for first-time buyers or a young family.

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

The accommodation consists of: a bright, front-facing lounge with staircase leading to the upper floor; a well-appointed kitchen/diner with a good selection of base and wall mounted units, complementary worktops and upstand, under cabinet lighting, fridge/freezer, integrated electric oven, hob, and extractor fan, space for washing machine, ample room for dining and French doors opening to the rear garden; cloakroom comprising a WC and wash hand basin; a large storage cupboard housing the electrics. On the upper floor; landing giving access to the attic; master bedroom with triple fitted mirrored wardrobes and views onto the rear garden; further double bedroom with double fitted mirrored wardrobes; family bathroom comprising a bath with mixer tap and shower head, and vanity unit with wash hand basin, wc and fitted storage.

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 paved patio area providing an ideal venue for alfresco dining. Parking is available to the front of the property for residents and visitors alike.

The property is close to some excellent facilities including a supermarket, petrol station, Holm Mills Shopping Centre, The Aquadome, Bught Park and The River Ness with its many charming island walks. Education is provided at Holm Primary School or Inverness Royal Academy, both which are within easy reach. A regular bus service is also routed close by.

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

Kitchen/Diner **4.14m x 2.81m (13'6 x 9'3)**

Lounge **4.20m x 3.59m (13'9 x 11'9)**

Cloakroom **2.12m x 1.23m (6'11 x 4'0)**

Bedroom 1 **3.56m x 3.08m (11'8 x 10'0)**

Bedroom 2 **3.52m x 2.99m (11'6 x 9'9)**

Bathroom **2.00m x 1.95m (6'6 x 6'5)**



General

All floor coverings, light fittings, blinds, oven, hob, extractor and fridge/freezer are included in the asking price.

Services

Mains gas, electricity, water and drainage. Solar panels. Factoring fees approx. £280 per annum.

Council Tax

Council Tax Band C

EPC Rating

B

Post Code

IV2 6HL

Entry

By mutual agreement.

Viewing

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

Reference

RC/EB/Fran30/2

Price

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Directions

From Inverness City, take Haugh Road along the riverside leading onto Island Bank Road and then onto Dores Road. Pass Holm Mills Shopping Centre on your right and at the roundabout take the 3rd exit. Continue along and at the 2nd roundabout, take the 3rd exit into Morar Street. Take the 2nd left into Averon Gardens and turn left again, following the road round to the right. The property is located further along 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.

