

**80 Drakies Avenue
Inverness
IV2 3SD**



This extended three bedroom semi-detached villa is located in the popular Drakies district of Inverness and offers many pleasing features including gas radiator central heating, double-glazed windows, a sunroom, off-street parking and a gas stove effect fire in the lounge.

OFFERS OVER £173,000

HSPC Reference: 57876

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com



PROPERTY

Located in the popular Drakies of district of Inverness this semi-detached villa comprises of an entrance hall, a downstairs WC, a lounge, a dining room, a kitchen, a sunroom, a landing, three bedrooms and a bathroom. The property also features gas radiator central heating, a feature gas effect stove in the lounge, ample off- street parking and has gardens to the front and rear. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers. Viewing is highly recommended.

GARDENS

The front garden is mainly laid to grass and has a driveway which provides ample off-street parking to the side. There is gated access to the rear garden. The rear garden is also mainly laid to lawn, has a paved patio area and is enclosed by a combination of fencing and conifers.

LOCATION

The property is located in the Drakies district of Inverness. Local amenities can be found at Inshes Retail Park and include a Tesco supermarket with petrol station, a selection of stores and a children's nursery. The property is in close proximity to Drakies Primary School and is within walking distance of Raigmore Hospital. There is a regular bus service to Inverness City Centre where a more comprehensive range of amenities can be found



including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness and the property also enjoys easy access to the A9 and Inverness Southern Distributor Road.

GENERAL DESCRIPTION

ENTRANCE HALL

The entrance hall is accessed via the front door and has doors to the lounge and the WC. Stairs rise to the first floor landing.

LOUNGE

Approx. 4.18m x 3.05m

The lounge is accessed via the hallway and has a window to the front elevation, a radiator, a feature stove effect gas fire and is open plan with the dining room.



WC

Approx. 1.36m x 0.97m

The WC is accessed via the hallway and is fitted with a wash hand basin and a WC.

DINING ROOM

Approx. 3.51m x 3.49m

The dining room has a radiator, a door to kitchen and French doors that give access to the sunroom.

KITCHEN

Approx. 3.38m x 2.25m

The kitchen is fitted with both base and wall mounted units and has worktops, a 1½ bowl sink with drainer, an integrated double oven, hob and extractor fan, plumbing for a washing machine, an under-stairs cupboard, a window to the side and a door that gives access to the sunroom.

SUNROOM

Approx. 5.00m x 2.26m

The sunroom is currently used as a dining room and has windows overlooking the rear garden. There is a radiator and a door giving access to the gardens.

LANDING

The landing is accessed via stairs from the ground floor and has doors to all three bedrooms and the bathroom. There is loft access and a window to the side elevation.



BEDROOM ONE

Approx. 4.14m x 2.63m

Bedroom one has a window to the front elevation, a built-in wardrobe and a radiator.

BEDROOM TWO

Approx. 3.45m x 2.84m

Bedroom two has a window to the rear elevation and a radiator.

BEDROOM THREE

Approx. 3.20m x 2.29m

Bedroom three has a window to the front elevation and a radiator.

BATHROOM

Approx. 2.04m x 1.96m

The bathroom is fitted with a three-piece suite comprising of a pedestal wash hand basin, a WC and a bath with shower over. There is complementary tiling, a radiator and a window to the rear elevation.

EXTRAS

All fitted carpets and floor coverings.

SERVICES

Mains electricity, gas, water and drainage.

HEATING

Gas radiator central heating.

GLAZING

Double-glazed windows throughout.

VIEWING

Strictly by appointment through Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	86
Scotland			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		60	84
Scotland			
EU Directive 2002/91/EC			

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.