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solicitors and estate agents

64 Larchwood Drive, Inverness, IV2 6DG  
Fixed asking price £159,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

A fantastic opportunity to purchase this immaculately presented two bedroom semi-detached home in the popular Milton of Leys area of Inverness. The accommodation is well laid out with living arranged over two floors and comprising a bright and airy lounge, contemporary kitchen with open plan dining area and French doors which open to the rear garden, a downstairs WC and to the first floor there are two double bedrooms with excellent integral wardrobe space and a stylish shower room. Outside the front garden are laid with easy maintenance gravel chip with a tarmacadam driveway at the side providing excellent off street parking. To the rear, the private gardens are enclosed with privacy fencing which also incorporates a double gate for easy access and there is a timber shed, attractive stone edged pond and pergola with planting. The property would suit a variety of purchasers and would make an ideal first / second or investment home in this popular and convenient location with viewing essential to fully appreciate the quality of accommodation on offer. Energy Performance Certificate Rating D, Council Tax Band C

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## Inverness

The property is situated in a popular development within Milton of Leys with easy access to the cities amenities. Inverness is very much the commercial and business centre for the Highlands of Scotland and is convenient for the Airport which is located to the east of the city only 10 miles away. The airport provides a variety of domestic and European flights. Inverness also has excellent public transport links with good bus and rail connections. There are countless things to see and do locally including the tree lined walk to Ness Islands, Inverness Castle and Cathedral. Eden Court Theatre is the city's main venue for drama and entertainment, and there is an excellent selection of restaurants, bars and nightclubs.

### Kitchen / Dining Area

4.21m x 3.27m 13'10" x 10'9"

This modern and bright room with French doors opening to the rear gardens is on open plan with the dining area and there is a good selection of stylish wall and base units with complementary work tops and splash back tiling. There is an integral cooker with induction hob and an illuminated brushed chrome extractor with stylish splash back in addition to a washing machine and dishwasher. There is a

stainless steel sink with mono chrome mixer tap, vinyl flooring and a large fridge freezer. There is ceiling lighting, smoke alarm, two large storage cupboards, one housing the electrics and further doors provide access to the downstairs WC and back through to the lounge.

### W.C

2.11m x 1.59m 6'11" x 5'3"

A smart and well proportioned room comprising wc with dual flush and pedestal wash hand basin with twin Chrome taps and tiled splash back. There is a large wall mirror, an opaque window to the side of the property, ceiling lighting, an extractor fan and a white ladder towel radiator.

### Lounge

4.21m x 3.61m 13'10" x 11'10"

This lovely bright lounge offers a lovely sociable space and enjoys a triple window to the front of the property allowing excellent levels of light to flow through. There is carpet flooring and ceiling lighting in addition to carpeted stairs with decorative balustrades leading to the first floor accommodation.

### Landing

The first floor landing enjoys carpet flooring, ceiling lighting and doors to the bathroom and both bedrooms. There is a loft hatch with ramsey ladder which provides access to the partially floored loft area.

### Bedroom One

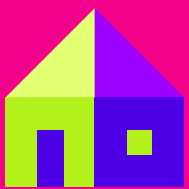
3.61m x 3.0 11'10" x 9'10"

This relaxing double bedroom benefits from a double mirrored integral cupboard allowing both shelving and hanging storage. The room is flooded with natural light from a large tilt and turn window to the front which opens to a Juliette balcony providing both excellent natural light levels and to allow the outside in during the warmer weather. There is carpet flooring and ceiling lighting.

### Shower Room

2.0 x 1.96m 6'7" x 6'5"

A chic and stylish shower room comprising of WC, pedestal wash hand basin with twin taps and a sliding door shower enclosure housing an electric shower with quality full height tiling and extractor. A large wall mounted mirror above the wash hand basin is complemented with a shaver socket and there is vinyl flooring, ceiling



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lighting and an opaque window to the side of the property.

### **Bedroom Two**

3.61m x 2.69 11'10" x 8'10"

Another light double bedroom with excellent storage provided by the double integral wardrobe with mirrored doors and an additional cupboard with shelving housing the megaflo tank. There is carpet flooring, ceiling lighting and a window to the rear offers views across the rear garden and to the open ground and woodland beyond.

### **Outside**

The front of the property is open and welcoming and laid with gravel. A paved path adjoins the entrance door with a spacious tarmac drive which extends along the side of the property allowing parking for two vehicles and a double gate to the side leading to the rear garden and French doors at the rear. The private rear garden is laid with gravel and with a patio in addition to a pond with stone edges and a timber pergola with mature planting which offers a tranquil and sheltered area to sit outside. The rear garden is bounded with vertically clad timber fencing and there is a timber

storage shed.

### **Services**

It is understood that there is mains electricity, water and drainage with electric Rointe Series K radiators. The property benefits from ultra high broadband connectivity with the current owners enjoying 330 Mbps

### **Home Report**

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating D

### **Entry**

By mutual agreement.

### **Price**

FIXED ASKING PRICE £159,000

### **Viewings and Offers**

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House



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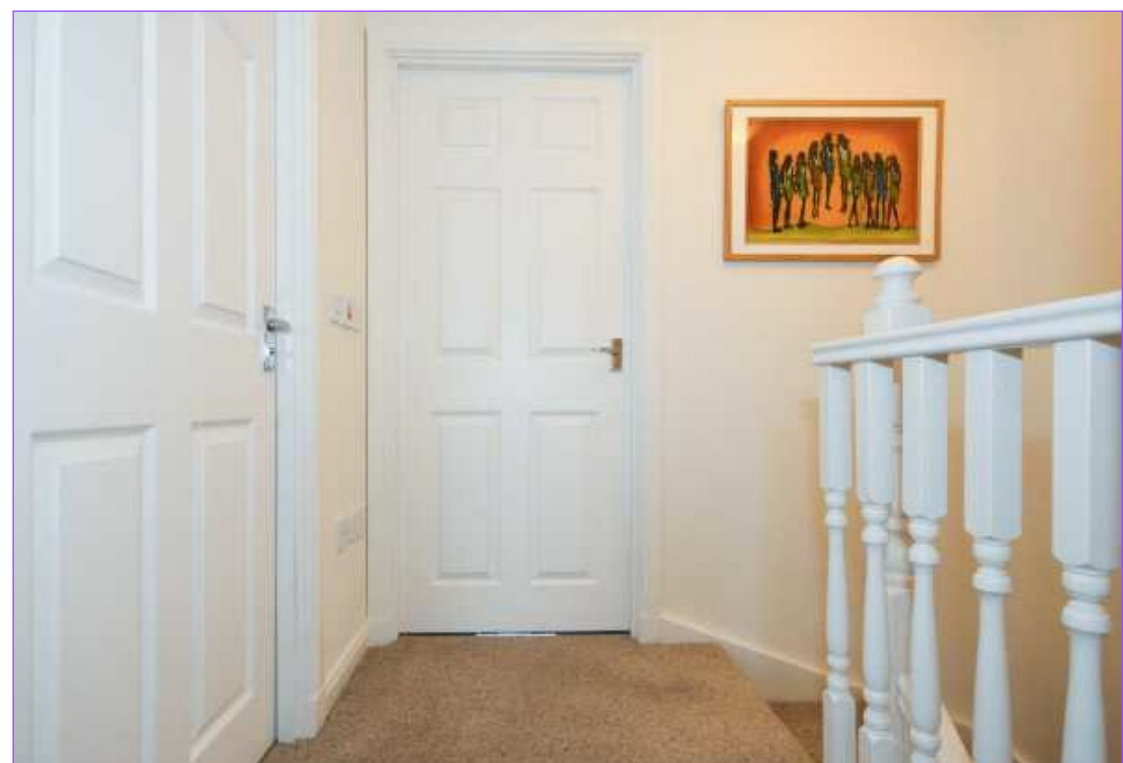
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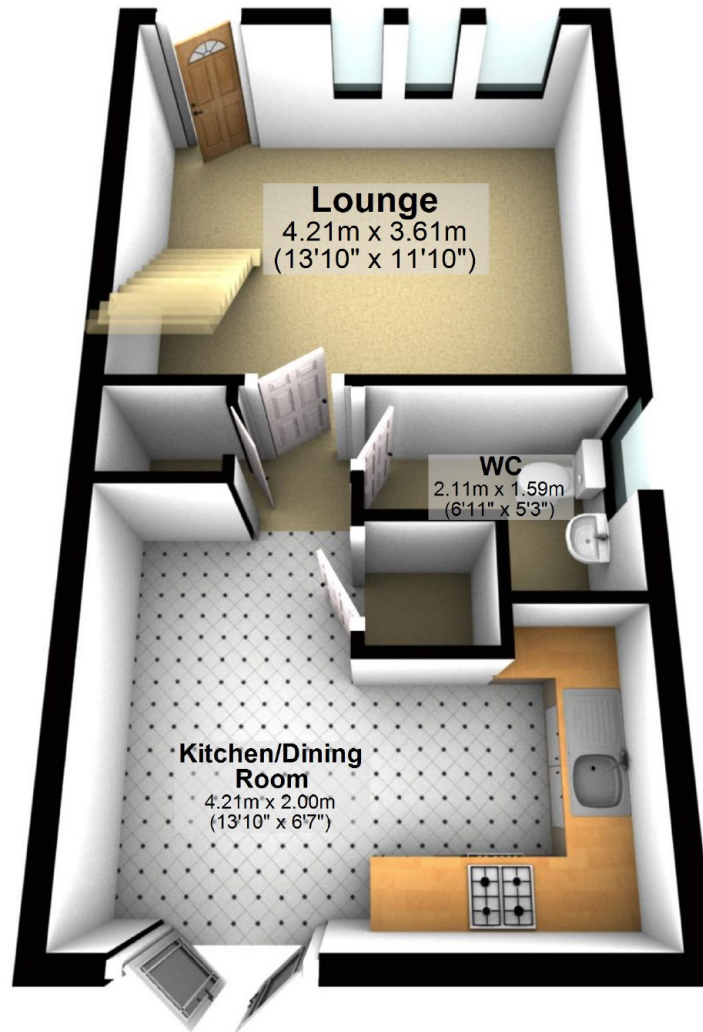
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## Ground Floor



Plans not to scale, for illustration only



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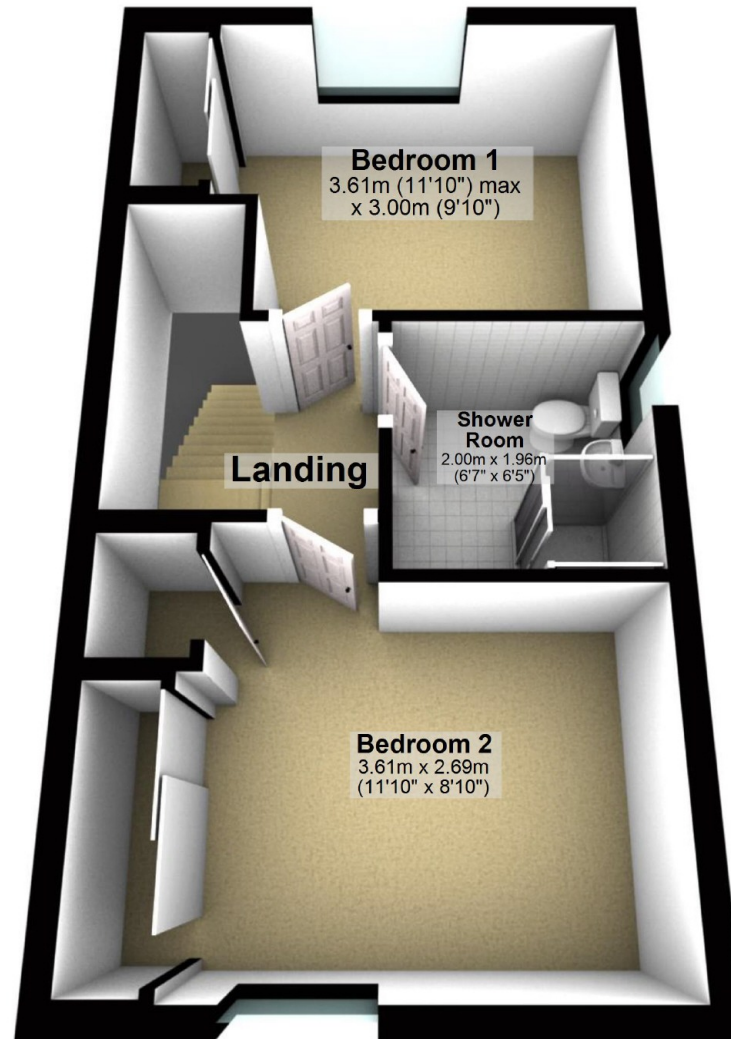
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## First Floor



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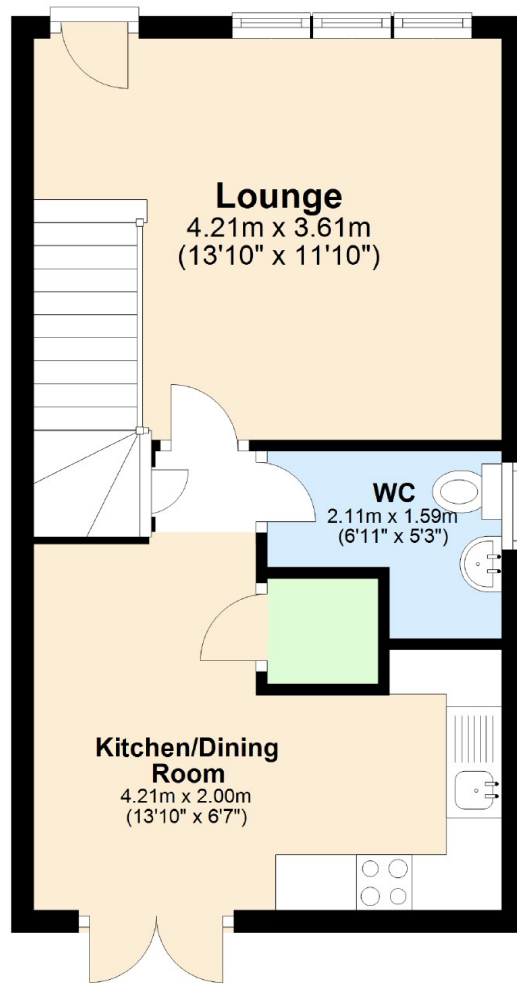
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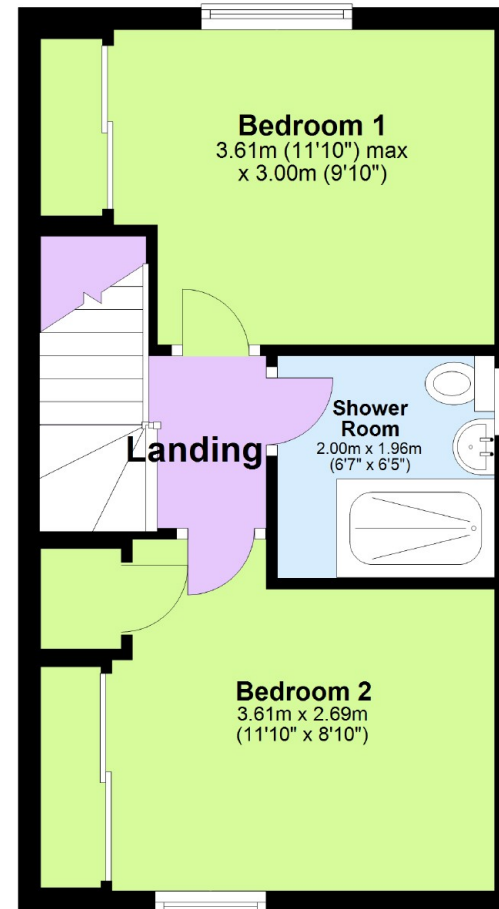
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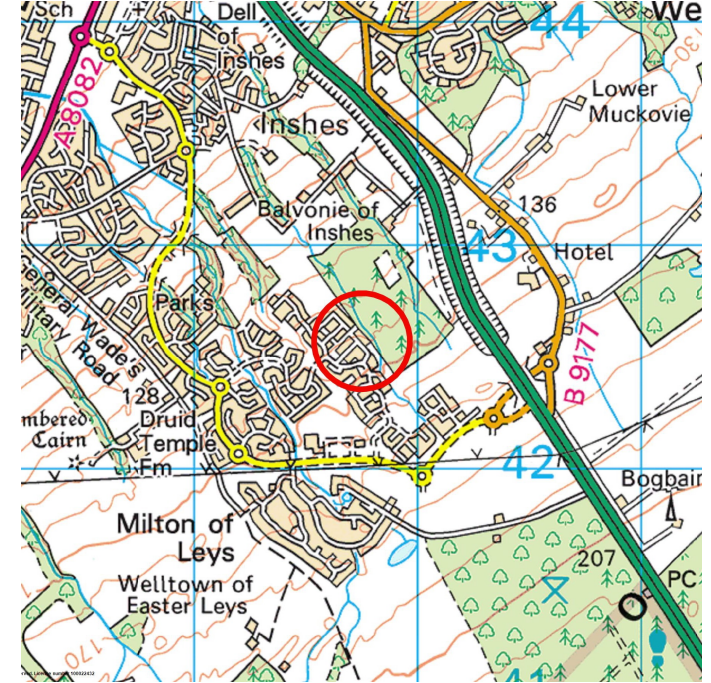
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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