



**Harper
Macleod LLP**
Estate Agents & Solicitors



18 St. Ninian Drive, Inverness, IV3 5AT

Offers over £140,000

Fantastic opportunity for a first-time buyer to purchase a 3 bedroom semi-detached family home in a cul-de-sac, situated in an established residential area, with ample off street parking and mature garden ground.

The accommodation on the ground floor comprises entrance hallway, lounge, kitchen/diner and bathroom. On the first floor there are three bedrooms with built-in wardrobes and a cloakroom.

Primary school pupils attend Dalneigh Primary School which is nearby and secondary pupils attend Inverness High School.

The home is conveniently located for the city centre, Bught Park, Inverness Leisure Centre and Eden Court. There are beautiful walks nearby along the riverside and canal. A regular bus service runs to and from the city centre.

Viewing highly recommended.

Hallway

6'5" x 12'4" (1.98m x 3.78m)

Entrance door opening into the hallway. Doors to lounge and bathroom. Staircase to first floor. Cupboard housing the electrics. Understairs cupboard. Tel. point. Smoke alarm. Carpet.

Lounge

15'4" x 12'5" (4.69m x 3.79m)

Window to front. Smoke alarm. Carpet.

Kitchen/diner

15'4" x 8'10" (4.68m x 2.71m)

Window and door to rear. Wall and base unit with worktop and tiled splashback. Stainless steel 1 ½ bowl sink with right hand drainer. Integrated electric hob, extractor and double electric oven. Washing machine, tumble dryer and fridge/freezer. Tongue and groove wooden ceiling with strip light. Spotlights. Heat alarm. Laminate flooring.

Bathroom

6'4" x 5'6" (1.94m x 1.68m)

Window to side. White WC and pedestal wash hand basin. Mirror. Shaver light and socket. Glass shelf. Bath. Recessed shower cubicle with mains shower and tiling. Spotlights. Vinyl flooring. Tiling to walls to half height.

First floor hallway

2.89m x 1.98m x 0.97m x 1.95m

Window to side. Doors to three bedrooms and

cloakroom. Hatch to roof space. Smoke alarm. Carpet.

Bedroom 1

15'4" x 9'0" (4.68m x 2.75m)

Two windows to front. Built-in wardrobe. Carpet.

Bedroom 2

12'6" x 9'0" (3.82m x 2.76m)

Window to front. Built-in double wardrobe. Tel. point. Carpet.

Bedroom 3

12'6" x 9'4" (3.83m x 2.85m)

Window to front. Built-in wardrobe. Carpet.

Cloakroom

6'5" x 2'7" (1.97m x 0.81m)

White WC and pedestal wash hand basin. Mirror. Glass shelf. Spotlights. Extractor. Tiling to all walls. Vinyl flooring.

Outbuildings

Wooden garage and greenhouse.

Garden ground

The front garden has been landscaped for low maintenance with an array of shrubs, gravel and paving. There is a paved path leading up to the front door.

The gravelled driveway with paving to the side of the property provides ample off street parking for several cars.

The mature rear garden has been laid out with a lawn, shrub beds and a tree.

Extras

All fitted floor coverings, washing machine, tumble dryer and fridge/freezer are included in the sale price.

Heating and glazing

Electric heaters and double glazing.

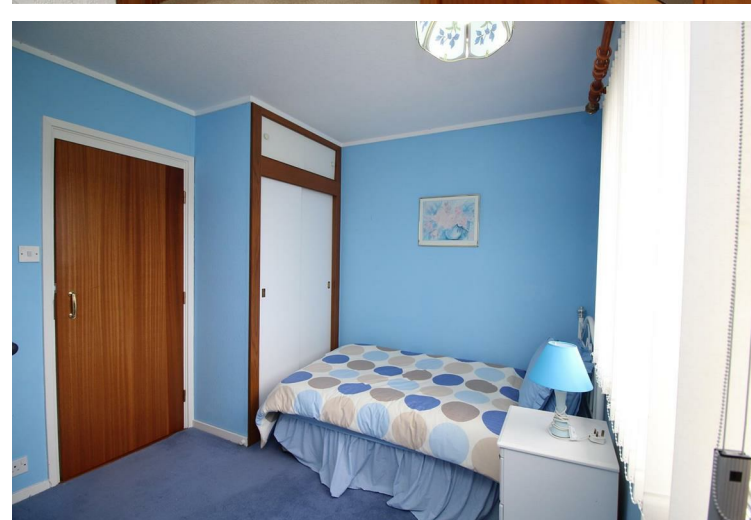
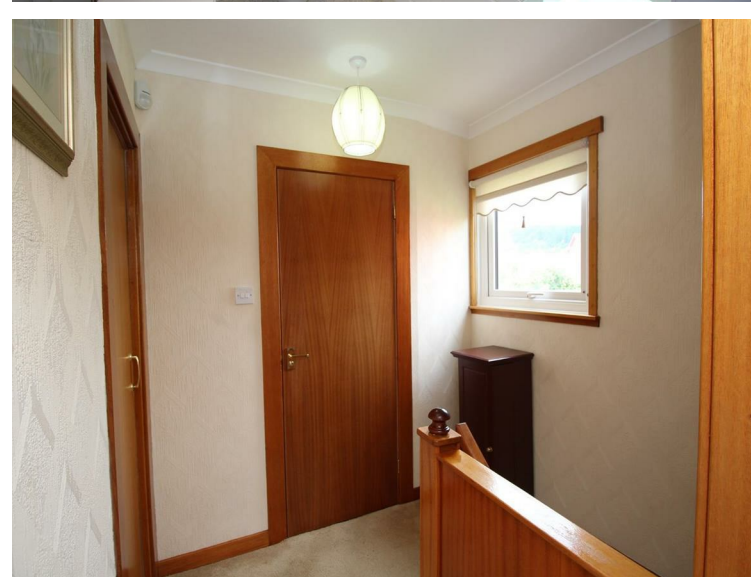
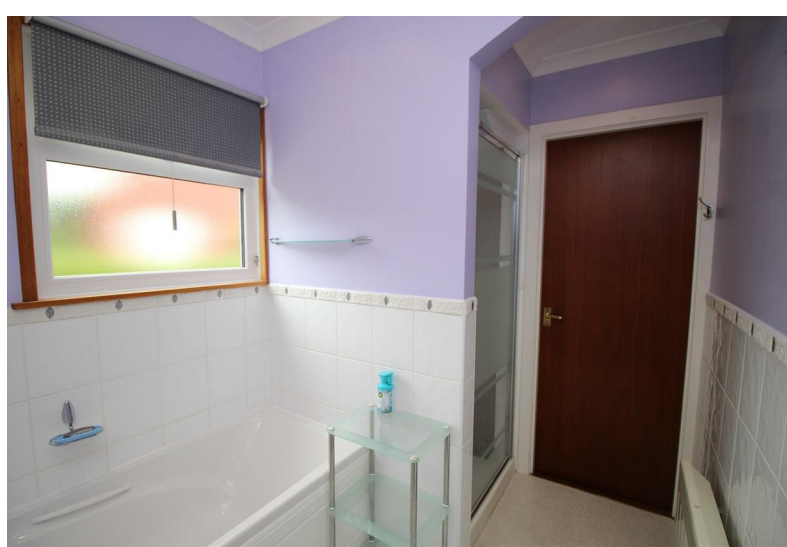
Services

Mains electricity, water and drainage.

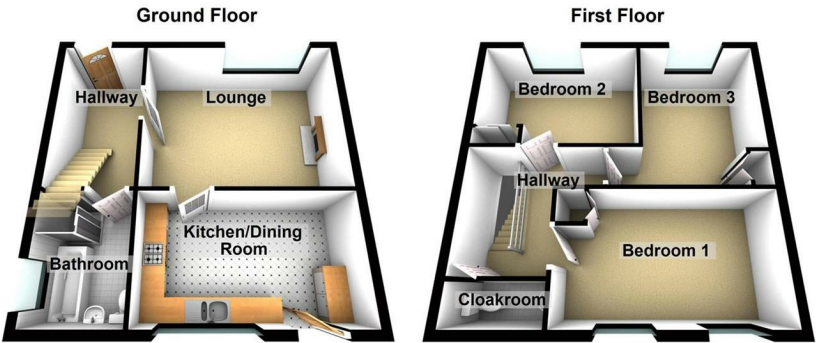
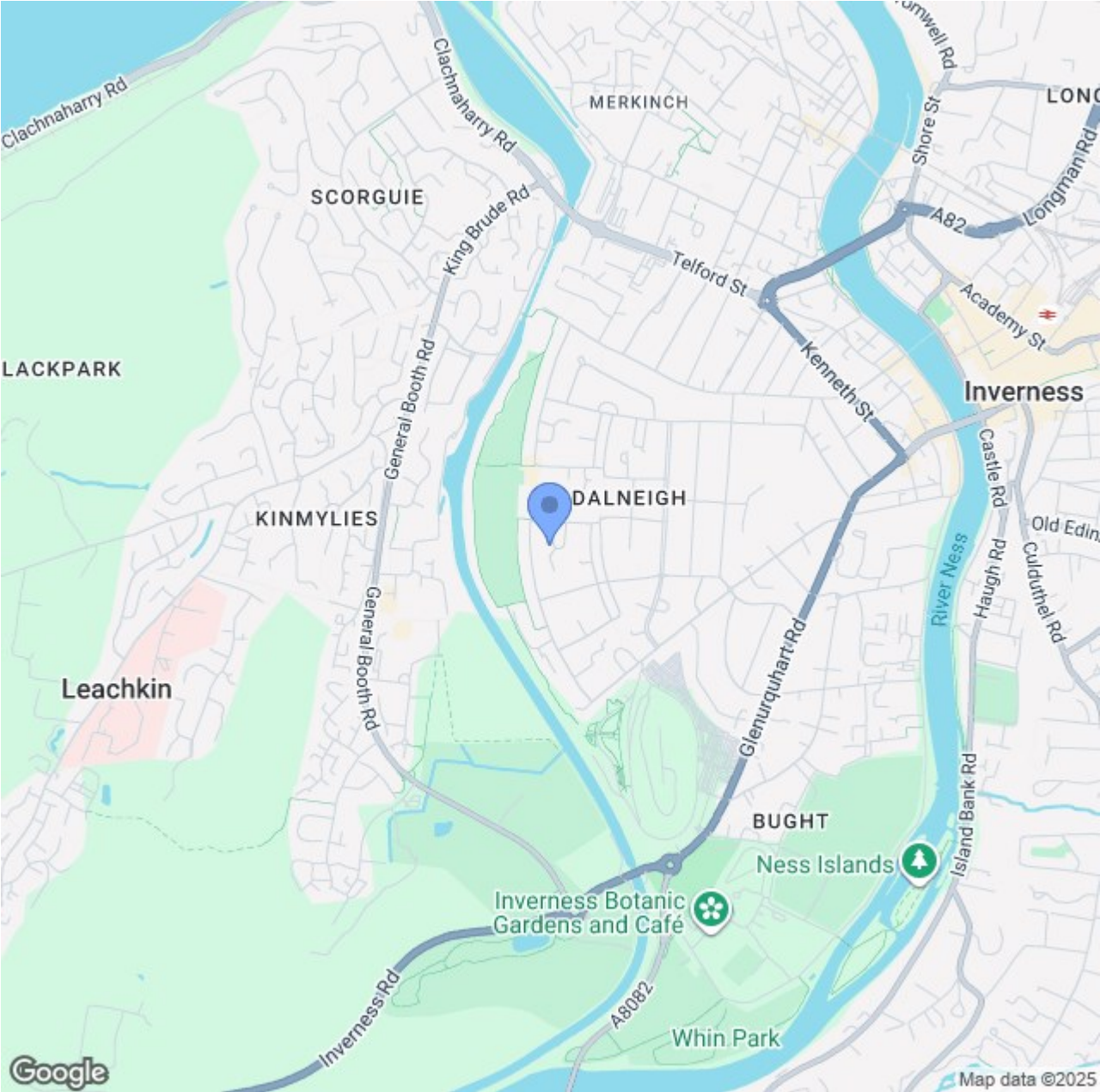
EPC Rating F

Council Tax Band B

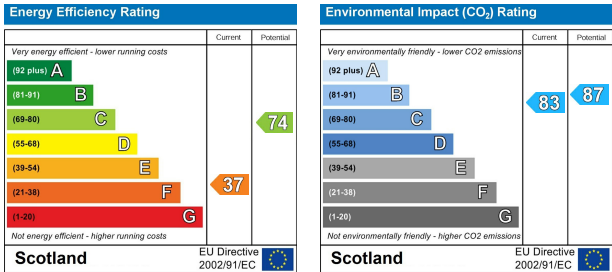




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.