



**Harper
Macleod LLP**
Estate Agents & Solicitors



24 Dunain Road, Inverness, IV3 5LP

Offers over £165,000

Fabulous 2/3 bedroom end terraced home, with off street parking and garden ground, situated in the established Dalneigh District on the west side of Inverness within walking distance of the City Centre.

The property is in walk-in condition and would be perfect for a first-time buyer.

The home is well laid out to provide comfortable family living accommodation which comprises on the ground floor an entrance hallway, lounge, dining room/bedroom and kitchen. On the first floor there are two double bedrooms and bathroom.

It is conveniently located for the Telford Street shops which include a Lidl and Co-op and there are beautiful walks nearby along the riverside and canal.

A regular bus service runs to and from the city centre.

Primary school pupils attend Dalneigh Primary School and secondary pupils attend Inverness High School.

Viewing highly recommended.

Entrance hallway

4'1" x 3'9" (1.26m x 1.16m)

Door to lounge and staircase to first floor. Smoke alarm. Carpet.

Lounge

12'5" x 14'2" (3.80m x 4.34m)

Window to front. Gas fire on tiled hearth. Alcove with cupboard below. T.V. point. Smoke alarm. Carpet.

Dining room/bedroom

8'2" x 9'6" (2.50m x 2.90m)

Window to rear. Smoke alarm. Carpet.

Kitchen

8'0" x 9'4" (2.44m x 2.85m)

Window to rear and door to side. Wall and base units with worktop. Stainless steel sink with left hand drainer. Plumbed for washing machine. Integrated gas hob, electric oven and extractor. Fridge/freezer. Microwave. Wall mounted Potterton central heating boiler. Storage cupboard housing the electrics. Heat alarm. Strip light. Vinyl flooring.

First floor landing

3'6" x 4'5" (1.09m x 1.36m)

Window to side. Doors to two bedrooms and bathroom. Hatch to roof space. Smoke alarm. Carpet.

Bathroom

6'7" x 7'6" (2.02m x 2.30m)

Window to rear. White WC and pedestal wash hand basin. Bath with Mira Advance electric shower above, tiling and curtain rail. Storage cupboard with shelves. Extractor. Vinyl flooring.

Bedroom 1

12'7" x 9'8" (3.85m x 2.95m)

Window to rear. Smoke alarm. Carpet.

Bedroom 2

13'4" x 11'1" (4.07m x 3.38m)

Window to front. Built-in wardrobe with hanging rail and shelves. Smoke alarm. Carpet.

Outbuildings

Garden shed

Garden ground

The front garden is laid to lawn with shrubs and a gravelled driveway leads to the rear of the property providing ample off street parking.

The rear garden is mainly laid to lawn with shrubs. A path leads up to the garden shed.

Right of access

There is a pedestrian right of access for the adjoining proprietor.

Extras

All fitted floor coverings, curtains, roller blind in the bathroom, fridge/freezer and microwave are included in the sale price.

Heating and glazing

Gas central heating and single glazing.

Services

Mains gas, electricity, water and drainage.

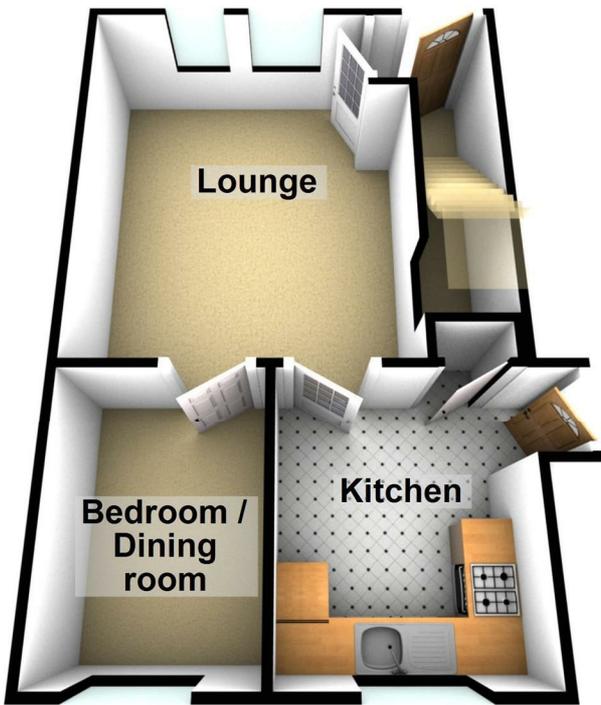
EPC Rating D

Council Tax Band C

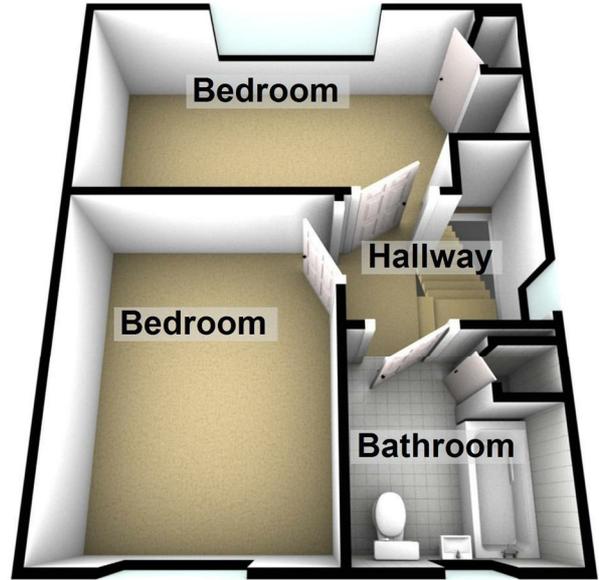




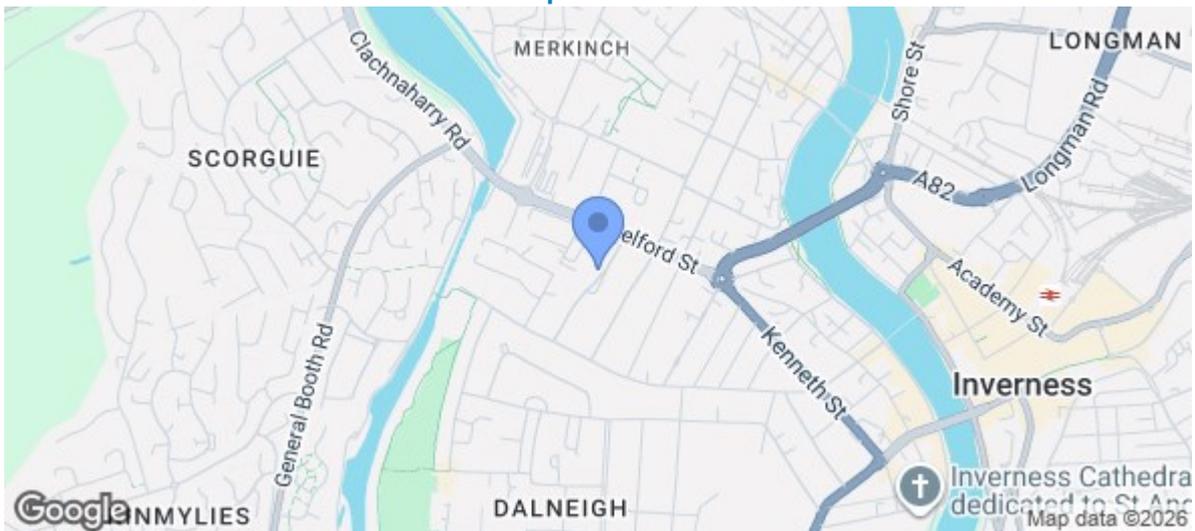
Ground Floor



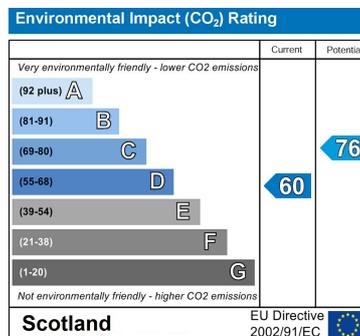
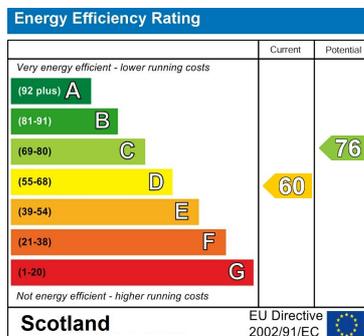
First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.