

Harper Macleod LLP
Estate Agents & Solicitors

15 Banavie Gardens, Inverness IV2 6FP

Offers over £250,000

3 2 1 B

15 Banavie Gardens

Inverness, IV2 6FP

Beautifully presented 3 bedroom (one en-suite) end terraced family home situated on a corner plot in the desirable Mains of Culduthel area on the south side of Inverness.

The accommodation on the ground floor comprises a hallway, cloakroom, lounge and kitchen/diner. On the first floor there is a hallway, three bedrooms (one en-suite shower room) and family bathroom. There is ample storage space throughout.

Hallway
15'5" x 3'7" (4.70m x 1.11m)

Cloakroom
8'2" x 3'11" (2.51m x 1.21m)

Lounge
15'5" x 9'10" (4.70m x 3.02m)

Kitchen/diner
15'5" x 10'9" (4.71m x 3.28m)

First floor hallway
3'11" x 6'8" x 3'5" x 3'9" (1.20m x 2.05m x 1.06m x 1.15m)

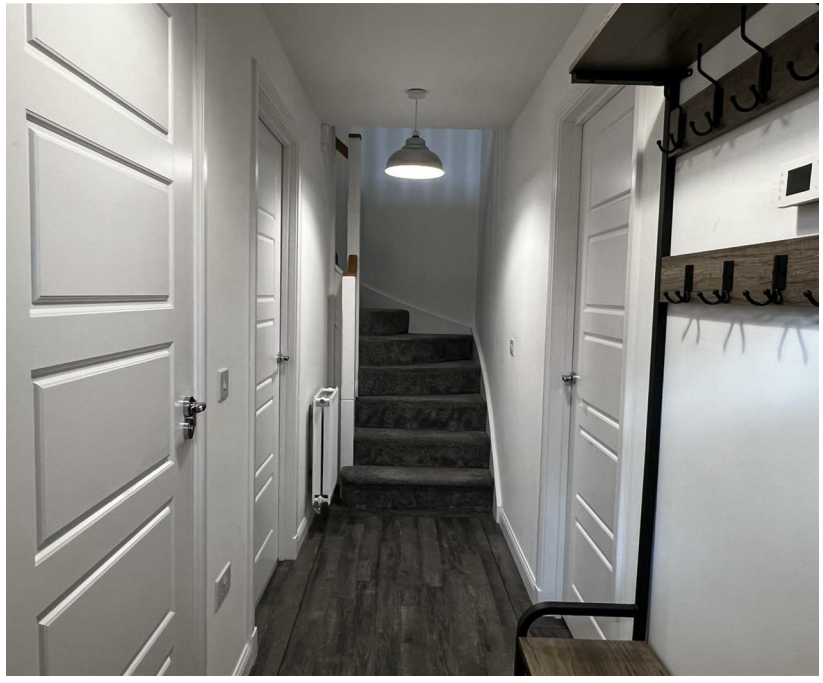
Bedroom 1
9'11" x 9'3" (3.04m x 2.83m)

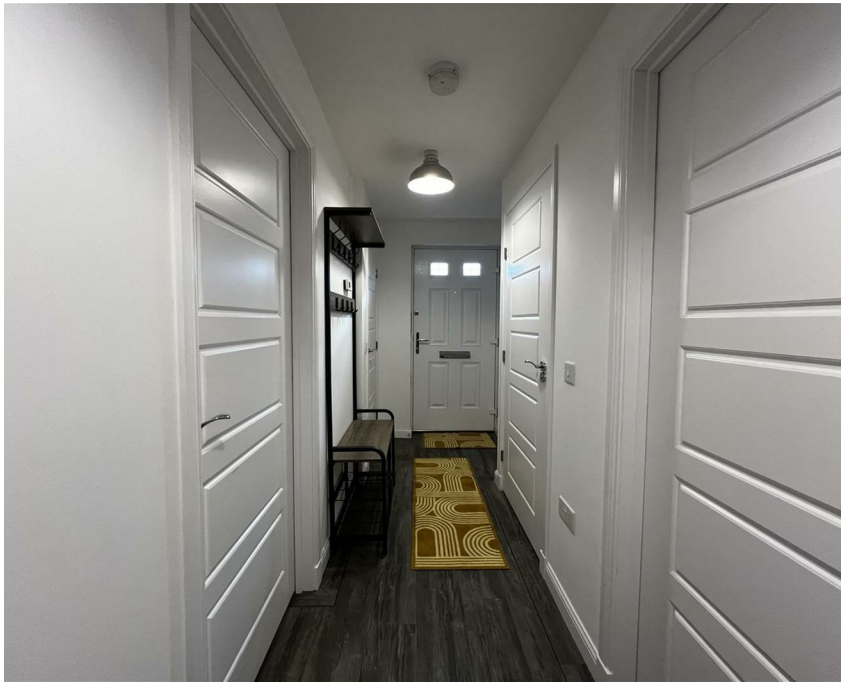
En-suite shower room
8'10" x 3'10" (2.70m x 1.17m)

















Bedroom 2
10'10" x 8'7" (3.31m x 2.64m)

Bedroom 3
6'5" x 10'10" (1.98m x 3.31m)

Bathroom
6'11" x 6'7" (2.11m x 2.01m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

Off street parking

Factoring

EPC Rating B

Council Tax Band D





There is an enclosed garden to the side of the property with a decking area.

There are two allocated parking spaces in the private car park to the front of the property.

The home is within walking distance of Asda Superstore and within easy reach of the city centre, Inshes Retail Park, Beechwood Business Park and Raigmore Hospital. It is conveniently located for the Southern Distributor Road which gives access over to the Inverness Leisure centre and Bught Park.

Primary school pupils attend Cauldeen Primary School and secondary school pupils attend Inverness Royal Academy.

A bus service runs to and from the city centre where an extensive range of leisure, retail and business facilities can be found.

Inverness benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing of this attractive home is highly recommended**.**

Accommodation:

Hallway 4.70m x 1.11m

Entrance door opening into the hallway. Staircase to first floor and doors to lounge, kitchen and cloakroom. Storage cupboard. Smoke alarm. LVT flooring.

Cloakroom 2.51m x 1.21m

Window to side. White WC and pedestal wash hand basin with tiled splashback. LVT flooring.

Lounge 4.70m x 3.02m

Double aspect to front and side. Storage cupboard. T.V. point. T.V. wall bracket. Smoke alarm. Carpet.

Kitchen/diner 4.71m x 3.28m

Window to front and glazed door with side glazed panels opening onto the patio area. Wall and base units with worktop and tiling. Integrated fridge/freezer, gas hob, extractor and electric oven. Dishwasher and washing machine. Carbon monoxide detector. Heat alarm. LVT flooring.

First floor hallway 1.20m x 2.05m x 1.06m x 1.15m

Doors to three bedrooms and bathroom. Storage cupboard with shelves. Hatch to roof space. Smoke alarm. Carpet.

Bedroom 1 3.04m x 2.83m

Window to side. Double mirrored wardrobes. Carpet.

En-suite shower room 2.70m x 1.17m

Window to front. White WC and pedestal wash hand basin with tiled splashback. Shower cubicle with Aqualisa electric shower and tiling. LVT flooring.

Bedroom 2 3.31m x 2.64m

Window to side. Free standing double wardrobe with corner shelves. Carpet.

Bedroom 3 1.98m x 3.31m

Window to front. Carpet.

Bathroom 2.11m x 2.01m

Window to front. White WC, bath and pedestal wash hand basin with tiled splashback. Mirrored wall cabinet. Recessed shower cubicle with mains shower and tiling. Extractor. LVT flooring.

Outbuildings

Garden shed

Garden ground

The garden ground at the front of the property is mainly laid to lawn with a gravelled area for low maintenance and a paved path leading up to the front door. The enclosed side garden has been laid out with paving slabs with a decking area, ideal for outdoor entertaining.

Extras

All fitted floor coverings, washing machine, dishwasher and curtains (with the exception of the lounge curtains) are included in the sale price.

Heating and glazing

Gas central heating and double glazing

Photovoltaic panels









Services

Mains electricity, gas, water and drainage.

Off street parking

There are two allocated parking spaces in the private car park to the front of the property.

Factoring

The Factors are James Gibb, Suite 1b, 26-28 Merchant Exchange Street, Aberdeen, AB11 6PH, and the annual factoring charge is currently £192 per annum.

EPC Rating B

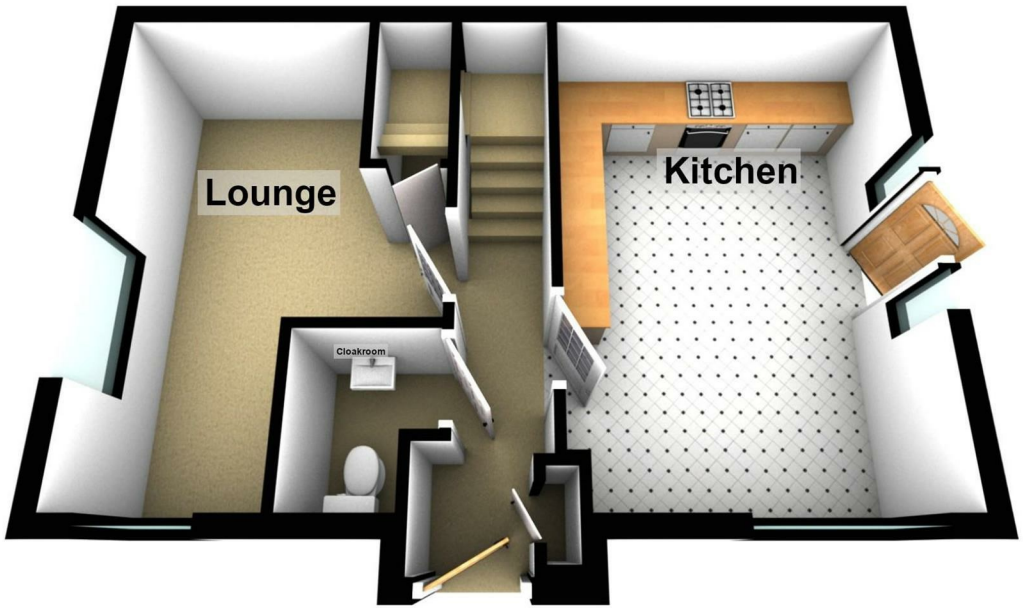
Council Tax Band D

Viewings

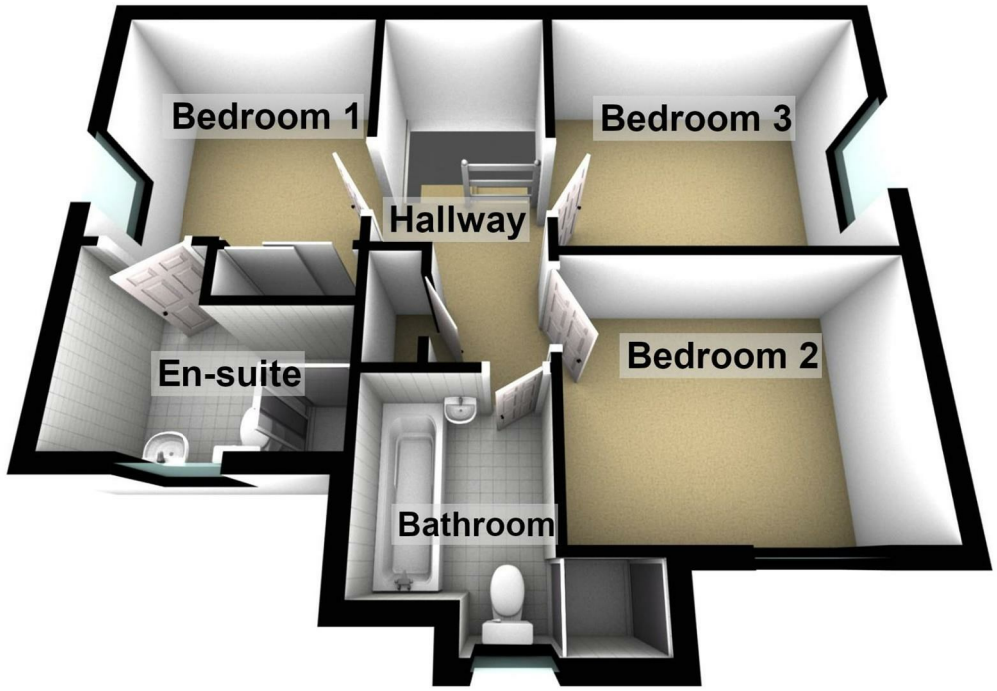
For further information and an appointment to view please telephone Harper Macleod LLP on 01463 795006



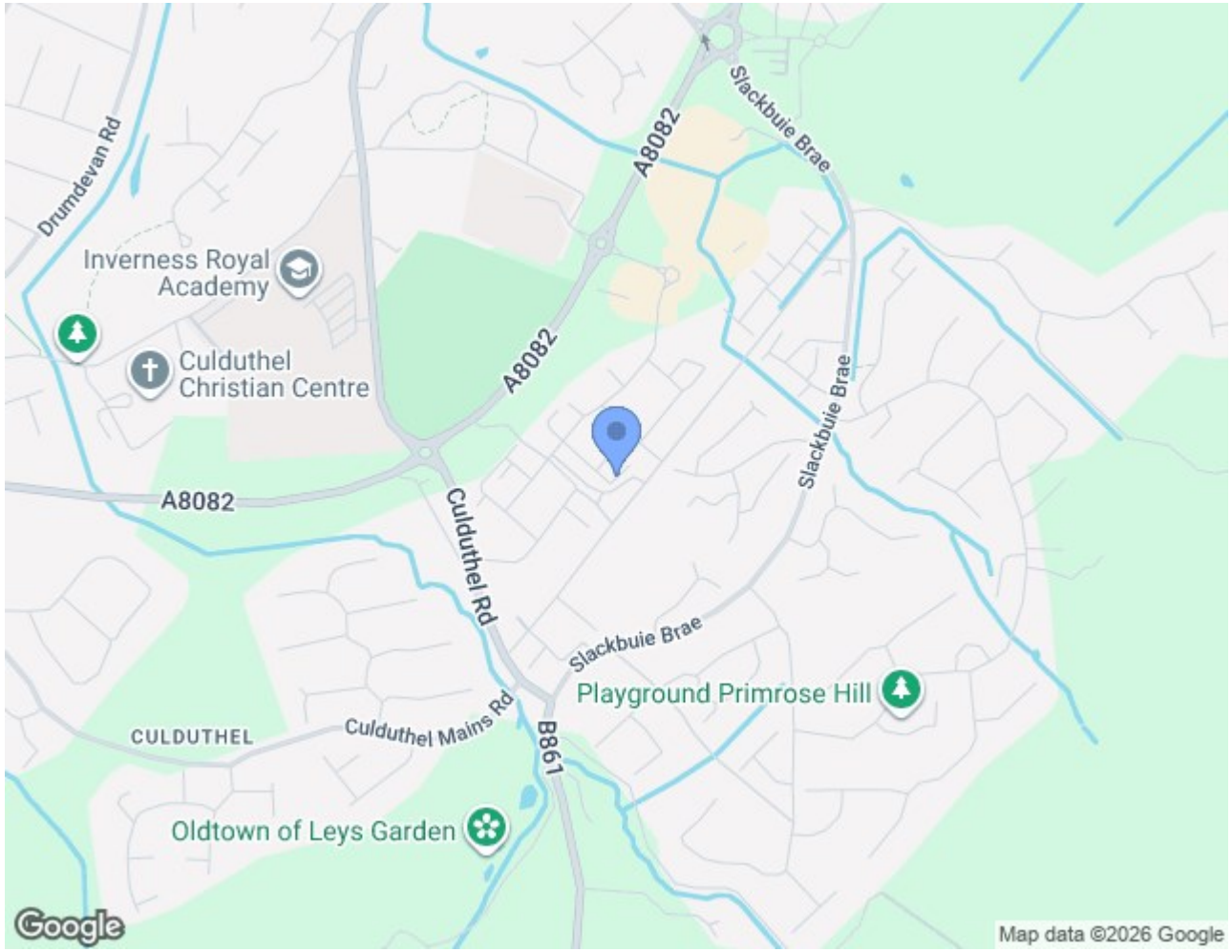
Ground Floor



First Floor



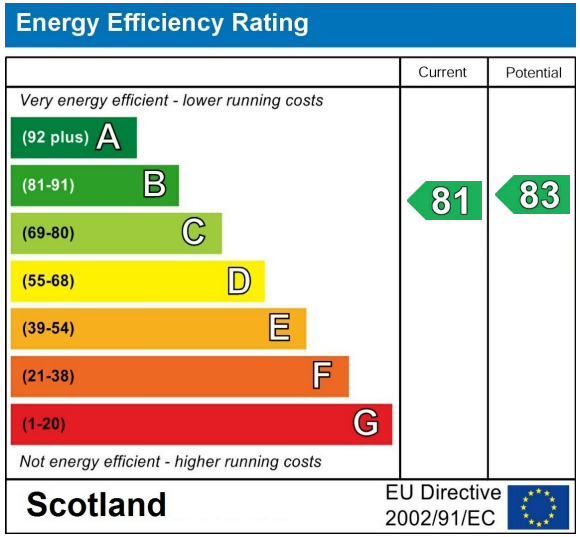
Area Map

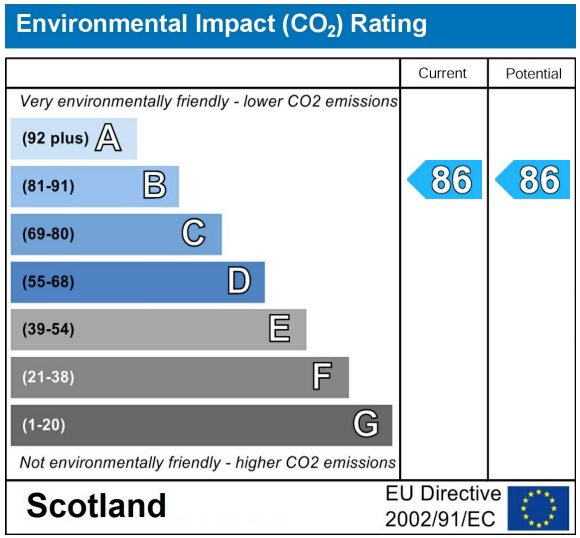


Viewing

Please contact our Inverness Office on 01463 795 006
if you wish to arrange a viewing appointment for this property or require further information.

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.

Harper Macleod LLP, Alder House Cradlehall Business Park, Inverness, Inverness-shire, IV2 5GH
Tel: 01463 795 006 **Email:** Susan.Breen@harpermacleod.co.uk https://www.estateagencyhighlands.co.uk