

20 Holm Farm Road, Culduthel, Inverness, IV2 6BE

Offers Over £220,000







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- Freshly decorated two bedroom semi detached house with new carpets on the staircase and upstairs
- Spacious lounge, downstairs WC, kitchen/dining area with pantry cupboard and French doors
- 2 double bedrooms with fitted wardrobes, bathroom
- Private rear garden with decked area for alfresco dining, driveway for 2 cars
- Gas central heating and double glazing
- Excellent local amenities and services, with easy access to the Southern Distributor Road
- Lochardil Primary School and Inverness Royal Academy catchment area
- Fantastic opportunity for first time buyers, downsizers and investors
- EPC band C









Fantastic opportunity to acquire this two bedroom semi detached house in a great neighbourhood in the Culduthel area of Inverness. Freshly decorated throughout, with new carpets on the staircase and upstairs, this property is ideal for first time buyers, downsizers and investors alike. On the ground floor, there is a spacious lounge and a WC. The kitchen/dining area has an integrated gas hob, electric oven and extractor, along with space for a freestanding fridge/freezer and washing machine. There is also a useful pantry cupboard, and French doors lead out to the garden. Upstairs, there are 2 double bedrooms which both benefit from fitted wardrobes. The bathroom completes the accommodation. There is double glazing and gas central heating. The private rear garden has a decked area, ideal for alfresco dining, and the driveway provides parking for 2 cars. Overall, this property is an excellent purchase for those looking for a home or an investment in the Culduthel area of Inverness.

Lounge
17'8" x 14'3" (5.40 x 4.36)

WC
6'10" x 3'11" (2.10 x 1.20)

Kitchen
14'2" x 8'2" (4.32 x 2.50)

Bedroom 1
12'0" x 10'9" (3.67 x 3.29)

Bedroom 2
12'3" x 8'8" (3.74 x 2.65)

Bathroom
6'6" x 6'6" (2.00 x 1.99)

Location: The property is located within the sought after Culduthel area of Inverness. There are excellent local amenities and services. There are two general stores within walking distance. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, the Inverness UHI Campus, and Beechwood Business Park. There are local amenities at Fairways Retail, including a baker, hairdresser, barber, travel agent, kart raceway and circuit gym, as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar and pizza take away. Additional amenities nearby include Asda which has a soft play centre for children and petrol station. Primary schooling is available at Lochardil Primary School, with secondary pupils attending nearby Inverness Royal Academy. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven and extractor.

Services: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Maintenance Charges: There is a fee of approximately £17 per month payable to FirstPort.

Council Tax: Band D.

Tenure: Freehold.

Floor area: 72m2

Entry: By mutual agreement.

Viewing: Don't delay, get in touch with Tailormade Moves today to arrange a viewing.


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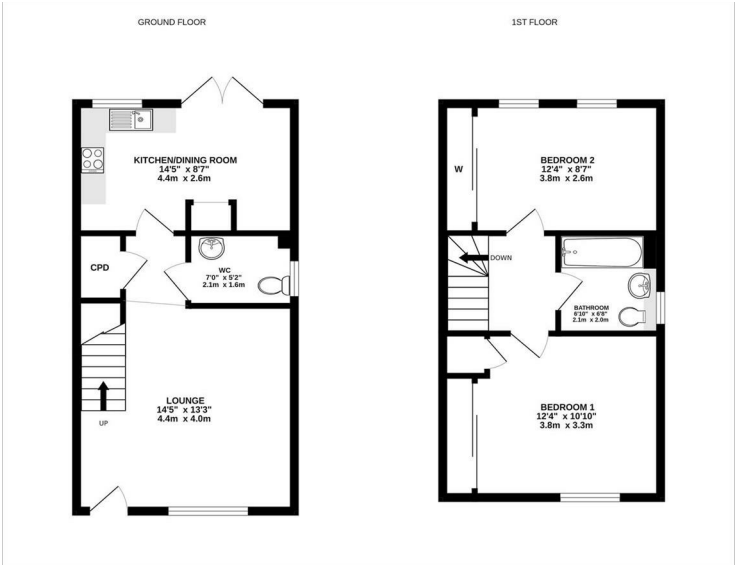




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