



**Harper
Macleod LLP**
Estate Agents & Solicitors

5 Spey Place, Inverness IV2 6HT
Offers over £325,000



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5 Spey Place

Inverness, IV2 6HT

Fabulous 3 bedroom detached two storey home, with integral single car garage, situated on a corner plot in the popular Maples at Ness Side Development on the southern outskirts of Inverness, approximately three miles from the City Centre.

The home was built by Tulloch Homes Ltd in 2021 to their Affric design and benefits from the remainder of the 10 year National House Building Warranty Cover.



Entrance hallway

6'3" x 8'5" (1.91m x 2.59m)

Lounge 3.50m x 4.23m

Kitchen/dining area

17'6" x 9'10" (5.35m x 3.01m)

Cloakroom

4'10" x 7'2" (1.48m x 2.19m)

First floor hallway

7'10" x 10'6" (2.39m x 3.21m)

Bedroom 1

10'4" x 10'9" (3.16m x 3.29m)

En-suite shower room

6'11" x 5'5" (2.11m x 1.66m)





Bedroom 2
7'9" x 13'11" at widest point (2.38m x 4.25m at widest point)

Bedroom 3
9'9" x 12'2" (2.99m x 3.71m)

Bathroom
6'9" x 6'6" (2.06m x 1.99m)

Integral garage
19'5" x 9'8" (5.94m x 2.97m)

Garden ground

Extras

Heating and glazing

Services

EPC Rating B

Council Tax Band E

Factors



The ground floor comprises hallway with access to garage, lounge, kitchen/dining area and cloak room. The first floor comprises three bedrooms (one en-suite shower room) and bathroom. The home has been decorated in neutral tones and there is ample storage space throughout.

The spacious contemporary living accommodation benefits from an abundance of natural light and has quality fittings, fixtures and floor coverings to include an Ashley Ann kitchen with Bosch appliances.

There is an EV charging point to the side of the property.

The home is conveniently located for the southern distributor road with easy access to Raigmore Hospital, Inshes Retail Park, the UHI Inverness Campus and the A9. It is also conveniently located for the west link road which provides access over to the Inverness Leisure Centre and Eden Court Theatre.

Primary school pupils attend Ness Castle Primary School and secondary school pupils attend Inverness Royal Academy.

The City Centre is within walking distance and there is also a regular bus service. The City Centre offers an extensive range of retail, leisure and business facilities. Inverness Airport offers national and European flights.

Accommodation:	Bedroom 1 3.16m x 3.29m
Entrance hallway 1.91m x 2.59m	Window to rear. Triple mirror wardrobes with spotlights above. Power point with USB charger. T.V. point. Carpet.
Entrance door opening into the hallway with doors to lounge and integral garage. Staircase to first floor. Karndean flooring.	En-suite shower room 2.11m x 1.66m
Lounge 3.50m x 4.23m	Window to rear. White WC and wash hand basin set in vanity unit with tiled splashback. Shower cubicle with Mira Jump electric shower and tiled walls. Vertical chrome towel radiator. Extractor. Vinyl flooring.
Window to front. T.V. point. Tel. point. Karndean flooring.	Bedroom 2 2.38m x 4.25m at widest point
Kitchen/dining area 5.35m x 3.01m	Windows to front. Built-in wardrobe. Carpet.
Window to rear and French doors opening onto the patio area. Wall and base units, under unit lighting, worktop and tiling. 1 ½ bowl stainless steel sink with right hand drainer. Integrated Bosch fridge/freezer, electric oven and gas hob with extractor above. Bosch dishwasher. Storage cupboard housing the electrics. Spotlights. Karndean flooring.	Bedroom 3 2.99m x 3.71m
Cloakroom 1.48m x 2.19m	Windows to front. Double mirrored wardrobes. Carpet.
Window to rear. White WC and pedestal wash hand basin. Utility cupboard with washing machine and tumble dryer. Vertical chrome radiator. Karndean flooring.	Bathroom 2.06m x 1.99m at widest point
First floor hallway 2.39m x 3.21m	White WC and wash hand basin with tiled splashback set in vanity unit. Bath with mains shower above, tiling and shower screen. Vertical chrome towel radiator. Vinyl flooring.
Doors to three bedrooms and bathroom. Two built in storage cupboards. Hatch to roof space. Smoke alarm. Carpet.	Integral garage 5.94m x 2.97m
	Roller door to front and door to hallway. Wall mounted Baxi central heating boiler.



Garden ground

The front and side garden are laid to lawn with a tarmacadam driveway leading up to the front of the property and a paved path leading to the entrance door.

There is a gate to one side of the property leading to the enclosed rear garden which has been laid to lawn with a patio area.

There is an EV charging point to the side of the property, electricity sockets and a water tap.

Extras

All fitted floor coverings, curtains, dishwasher, washing machine and tumble dryer are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

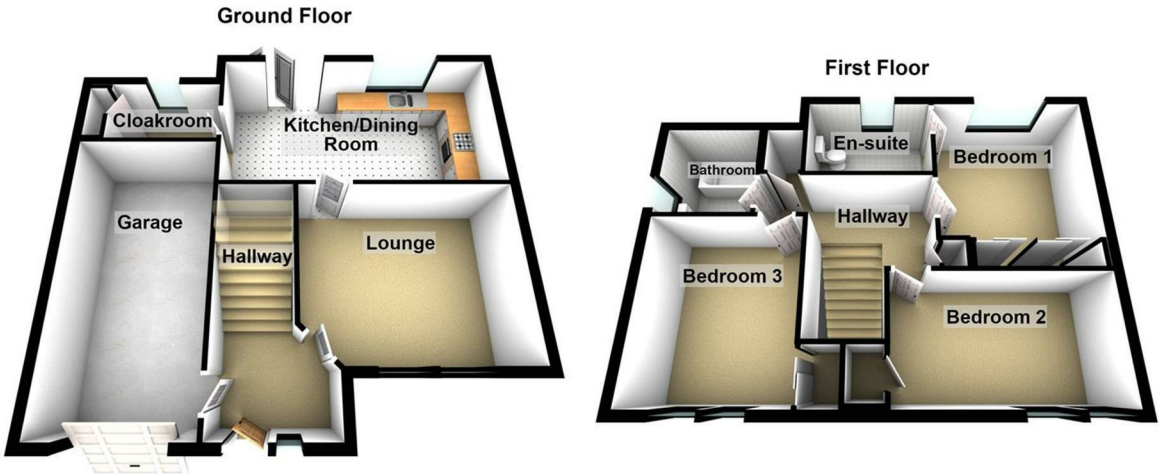
Solar panels.

Services

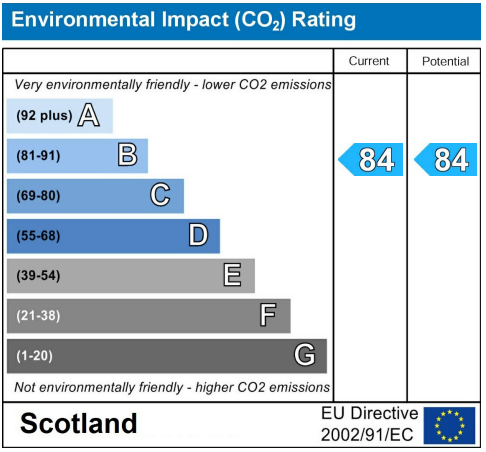
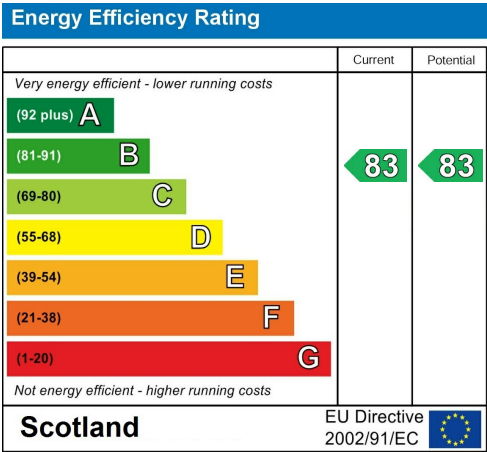
Mains gas, electricity, water and drainage.

EPC Rating B

Council Tax Band E



Energy Efficiency Graph



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.

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