



27 CRAIGARD TERRACE, INVERNESS IV3 8PS

Spacious 3 Bedroom Detached Villa in Prime Location

Entrance hall	3 Bedrooms	Double Glazing
Lounge/Dining room	2 Shower rooms	Greenhouse
Kitchen	Gas central heating	Shed

Offers over £180,000



27 Criagard Terrace is a bright and airy property set within a quiet cul de sac in the well-established Muirtown area of Inverness and within walking distance to the city centre. The property benefits from double glazing and gas central heating with radiators throughout. The good sized bright lounge/dining room has a picture window to the front providing an abundance of natural day light. The kitchen is fitted with stylish wall and base units with integral appliances including electric hob and double oven. All 3 bedrooms provide fitted wardrobes and the property benefits from 2 shower rooms. There is an open plan gravelled driveway and the well-maintained small enclosed garden to the front has a lovely array



of colourful flowers, plants, conifers and mature shrubs. A feature small pond adds the finishing touch to this beautiful and pleasing front garden.

A pathway to the side gives access to the rear garden. This lovely property will appeal to a variety of buyers.

The property is situated in a desirable area of Muirtown to the west side of the city. Excellent facilities can be found close by at Charleston Shopping Complex which includes a Spar general store, medical centre, hairdresser, pharmacy and takeaways. Education is provided at Muirtown Primary School and Charleston Academy, which are within walking distance. An excellent bus service operates to Raigmore Hospital and the city centre. Blackpark filling station is located in nearby Clachnaharry Road. There are lovely walks on offer in this vicinity along the Caledonian Canal and Muirtown Basin. Further amenities nearby include Eden Court Theatre, Inverness Aquadome and Sports Centre, Bught Park, Whin Park the Floral Hall.

Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living. The city boasts a wide choice of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London and worldwide connections via London Heathrow and Amsterdam.

Entrance to the property is gained through gravelled driveway with steps and handrail leading to half glazed front door.

Entrance hall: 1.25m x 1.18m

Cupboard housing electric meter box. Stairs lead up to the 2 bedrooms and bathroom. Glass pane door leads to lounge.

Lounge/Dining room: 5.15m x 4.50m

Window to front. Under stair cupboard. Ample space for table and chairs. Glass pane door on the left leads to kitchen and glass pane door on the right leads to inner hall.

Kitchen: 3.24m x 2.42m

Window facing rear. Stylish fitted wall and base units with electric hob, integrated double oven. Stainless steel sink with mixer tap and drainer, washing machine, tumble dryer and fridge freezer. Cupboard housing gas boiler; the programmer is housed in a separate cupboard. Half glazed door leads to rear garden.

Inner hall:

Cupboard with shelves housing hot water tank. Doors from inner hall lead to shower room and bedroom 1.

Shower room: 1.96m x 1.92m

Rear facing window. WC, wash hand basin, half height shower enclosure with "Mira" shower enclosed by curtain, disabled seat and hand rail. Wet floor, wet walls. Medicine cabinet.



Upstairs shower room: 2.72m x 1.44

Side facing window. Suite comprising WC, wash hand basin set in fitted vanity unit. Shower cubicle with "Mira" shower enclosed by screen. Hand rail and mirror.



Bedroom 1: 3.45m x 2.58m

Rear facing window. Fitted double wardrobe with mirrored sliding doors.



Bedroom 2: 4.02m x 3.27m

Side facing window. Fitted wardrobe and further cupboard.



Bedroom 3: 3.09m X 2.82m

Side facing window. Walk-in wardrobe with wall to wall storage space.





Garden

The garden to the front has a beautiful array of colourful flowers, plants, conifers and mature shrubs enclosed by wooden fence. The open-plan gravelled driveway to the side caters for off road parking. A path accesses the enclosed rear garden where there is abundance of well-maintained conifers, bushes, shrubs and trees. A separate area to the side is also planted with bushes and shrubs. Greenhouse and Shed.

Rateable Value

The current council tax banding is band D. Please be aware that this may be subject to change upon sale.

Extras

All fitted floor coverings, light fittings, blinds curtains, integrated fittings including electric hob and double oven. Washing machine, tumble dryer, fridge/freezer together with the shed and greenhouse are included in the asking price.

Services

Mains electricity, gas and water. Drainage is to the public sewer.

Entry

Entry is by mutual arrangement.

Energy Performance Certificate

Band D

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Directions

From the Town Hall proceed over the Ness Bridge onto Young Street/ Tomnahurich Street. At the traffic lights turn right onto Kenneth Street. Proceed until roundabout and take the second exit onto Telford Street. Continue straight on over the canal bridge through set of traffic lights and turn left onto King Brude Road. Proceed and take the third left onto Canal Road. Take the next left turn onto Craigard Terrace. Follow the road round; number 27 will be on your right hand side.



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