



9K UNDER HOME REPORT VALUATION



151 ARDNESS PLACE, INVERNESS, IV2 4PE

Cleverly extended 3 bedroom ground floor flat

Entrance Vestibule
Lounge
Kitchen
Rear Hall

Utility/Dining room
3 Bedrooms (1 En-suite)
Bathroom
Inner hall

Double Glazing
Electric Storage heating
Greenhouse
Garden

Fixed Price £136,000

151 Ardness Place is a bright and spacious property set within the well-established Lochardil area of Inverness. This cleverly extended ground floor flat offers superb accommodation rarely available in this type of property. Priced to sell below valuation it makes it a good choice for a young family looking to get started on the property market possibly with the Scottish Government LIFT scheme but equally will appeal to the older buyer needing an easily managed property with additional rooms for visiting family. The large rear bedroom lends itself to an excellent guest or letting bedroom with an ensuite, affording some privacy and access to the rear garden. Bedroom two, which faces the rear, has the benefit of a small wash hand basin. The front facing utility/dining room, with triple aspect windows; one of which is a beautiful bay window; provides an abundance of natural daylight making this an ideal room for informal dining. A stable door also adds character and charm to this room which leads to the rear garden. The good sized cosy lounge has a window to front and an electric fire set in the hearth allows a focal point to the room. A driveway to the side provides ample off-street parking. Electric heating and double glazing.

There is a good range of local amenities close by including Asda and Tesco supermarkets and petrol stations. Primary schooling is available in nearby Holm and with secondary pupils attending Inverness Royal Academy. Inverness

College and the University of the Highlands & Islands offers opportunities in further education. Its close proximity to the Southern Distributor Road allows easy access to Raigmore hospital, Inshes Retail Park, Lifescan and Beechwood Business Park. The new Holm Mills Bridge will also allow excellent access to the west side of Inverness. The Fairways Business Park is also a short distance away. There is a regular bus service to and from the city centre which is approximately 3 miles distant.

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 beyond.

Entrance vestibule: 1.52m x 0.92m

Built-in storage cupboard housing the electric consumer meter. Laminate wooden floor. Door with glazed panels leads to the lounge.

Lounge: 4.07m x 3.16m

Window to front elevation with venetian blinds and curtains. Electric fire set in marble hearth with wooden mantle provides a pleasing focal point to the room. Storage heater. Sliding glass panelled door leads to kitchen and a further glass panel door to the side leads to hallway. Vinyl flooring.



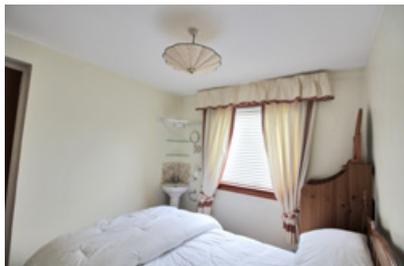
Rear Hall: 2.79m x 1.15m
Built-in cupboard housing hot water tank and airing cupboard. Doors lead to the 2 bedrooms and bathroom. Storage heater.



Bedroom 1: 3.32m x 2.47m
Front facing window with venetian blinds and curtains. Fitted wardrobe with mirrored sliding doors. Panel heater. T.V. stand, coat hooks, carpet.



Bedroom 2: 2.75m x 2.47m
Rear facing window with venetian blinds and curtains. Wash hand basin. T.V. stand. Carpet; coat hooks on door. Fitted wardrobe with sliding mirrored doors.



Bathroom: 1.81m x 1.69m
Window facing rear. Fitted with WC, wash hand basin and bath with Mira shower over, glass shower screen. Fully tiled round WC, wash hand basin and bath. Fan heater. Pulley and towel rail. Carpet.



Kitchen: 2.77m x 2.55m
Fitted with floor based and wall mounted units. Stainless steel sink and drainer. "Zanussi" Electrolux cooker with hob, grill and oven; Large "Indesit" fridge; microwave and "Hoover" dishwasher. Larder cupboard. Part tiled walls. Tiled floor. Disabled handle and steps lead to the utility/dining room.



Utility/Dining Room: 4.44m x 1.57m extending 4.46m
Triple aspect windows with venetian blinds provides an abundance of natural daylight making this a lovely pleasant room for informal dining. Fuse box fitted to wall above. Cupboard, washing machine, laminate flooring. Stable door to side. Storage heater. Display cabinet. Leads to inner hallway

Inner hallway: 1.93m x 0.96m extending to 1.85m.
Cupboard housing freezer and tumble dryer; further storage cupboard with shelves. Laminate flooring. Smoke alarm. Hatch to loft. Door leads to Master bedroom.

Bedroom 3: 3.31m x 2.86m
Bright and airy room with en-suite shower room. French doors looking out onto the rear garden. Wardrobes, shelf unit and shelving above. Laminate flooring. Storage heater.



En-Suite: 1.91m x 1.33m
Fitted with white WC, wash hand basin and Mira shower. Wet floor, tiled walls.





Garden

The front garden is laid to gravel with mature shrubs and pot plants. The rear garden is also laid to gravel and has a paved patio and seated area which makes this an ideal spot for sitting out and relaxing. The rear is enclosed by a wooden trellis fence; a decorative trellis archway is adorned with climbing ivy leads to the greenhouse. There is an array of mature shrubs, trees and flowers in plant pots and in addition there are fixed brackets for hanging additional pot plants.

Please note:

The greenhouse is located in the neighbour's garden. The previous owner had a personal agreement with the neighbours for this. Any buyer willing to continue to use the greenhouse will require to make their own arrangements for this with the neighbour.

Council Tax

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

Extras

All fitted floor coverings, lighting, curtains, blinds, washing machine, fridge, freezer, cooker, tumble dryer, greenhouse are included in the sale price.

Services

The subjects benefit from electricity, gas, water and drainage.

Entry

Entry is by mutual arrangement.

EPC

Band F

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Directions

From the city centre proceed along Island Bank Road continuing onto Dores Road. At the Holm Roundabout, turn left onto Holm Road until reaching the Essich roundabout; turn left onto Stratherrick Road; then take the first left onto Ardness Place. No. 151 is a short distance on the right hand side.



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