

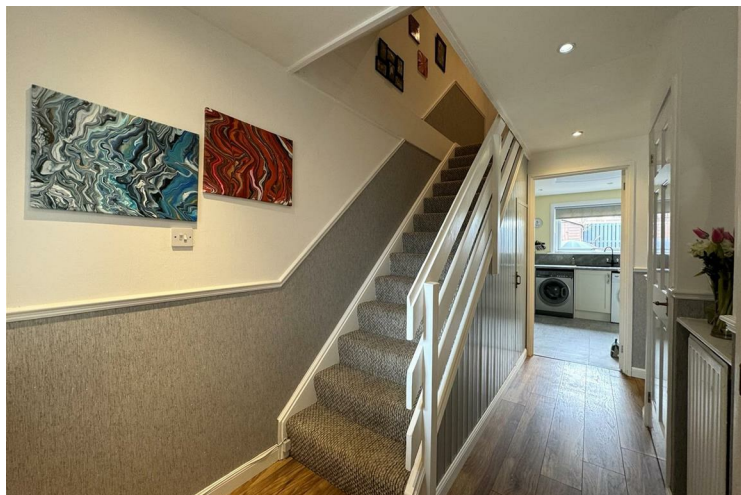


Innes & Mackay

**89 Assynt Road, Kinmylies,
IV3 8PB**

- THREE BEDROOMS
- LOCATED IN THE POPULAR KINMYLIES AREA OF INVERNESS
- MID-TERRACED FAMILY HOME
- VIEWS ACROSS THE CITY
- CLOSE TO LOCAL AMENITIES
- DOUBLE GLAZED
- GAS CENTRAL HEATING

**OFFERS OVER
£155,000**



PROPERTY DESCRIPTION

This mid-terraced villa offers nicely proportioned accommodation throughout with gardens to the front and rear. The property would make an ideal home for the growing family or alternatively for the first time buyer. Benefiting from gas central heating via a combi boiler, the property is fully double glazed and has shared parking.

LOCATION

The property is pleasantly situated in the quiet residential area of Kinmylies, approximately 3 miles from the city centre. Local shops include a general store, chemist, Chinese takeaway, hairdresser and chip shop, all within walking distance. Primary school children attend Kinmylies primary whilst secondary school education is at Charleston Academy. There is a regular bus service to the city centre which offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

GARDEN

The garden to the front is laid with gravel for ease of maintenance and accessed via a wooden gate which opens onto the paved pathway leading to the front door. The rear garden, enclosed with high fencing, is combined with paved and gravelled areas with a raised soil bed perfect for planting or landscaping. There is ample space for garden furniture and there is a small wooden shed to the back.

ENTRANCE VESTIBULE

The front door opens into the entrance vestibule which leads into the hallway.

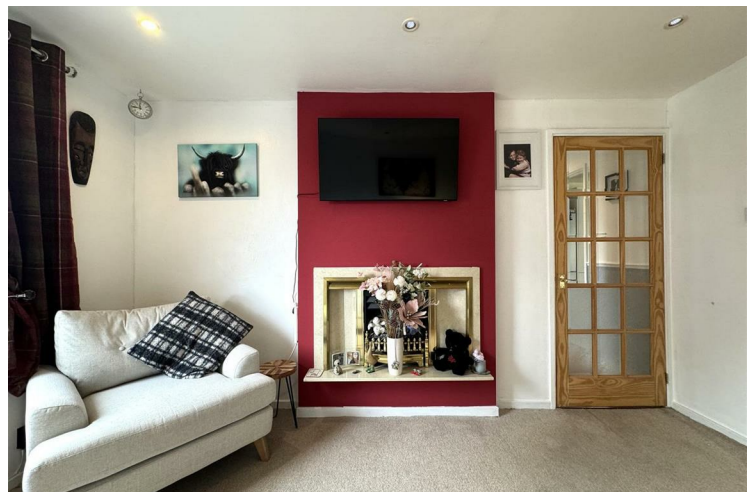
HALLWAY

Laid with laminate flooring, the hallway provides access to the lounge, kitchen and two single built in cupboards providing good storage. Carpeted stairs lead to the first floor landing.

LOUNGE

4.06 x 3.04 (13'3" x 9'11")

The lounge is a bright and spacious room located



to the front elevation. A coal effect electric fire, which is currently not in working order, provides a pleasing focal point. Carpet completes this room.

KITCHEN

3.22 x 3.03 (10'6" x 9'11")

The modern kitchen is fitted with floor based units and wall mounted units with worktop, providing ample storage. Inset in the work counter below the window to the rear is the composite sink with drainer to the side. There is a freestanding electric cooker with extractor hood above, freestanding fridge freezer and space for washing machine and tumble dryer. The kitchen is finished with vinyl floor tiles giving a pleasing finish.

DINING ROOM

3.04 x 2.37 (9'11" x 7'9")

The dining room, located off the kitchen, is a generous sized room with a window to rear overlooking the garden. This room is laid with laminate flooring.

FIRST FLOOR LANDING

Carpeted stairs lead up to the first floor landing from which access is gained to the three bedrooms and bathroom. A hatch opens into the loft space.

BEDROOM 1

3.49 x 3.13 (11'5" x 10'3")

Bedroom one is a double room located to the rear elevation and benefits from a built-in double wardrobe. Carpet flooring completes this room.

BEDROOM 2

3.03 x 2.97 (9'11" x 9'8")

The second bedroom is also a double room located to the front elevation, where views can be enjoyed from here across the city and beyond.

This room is laid with carpet and benefits from a built in wardrobe providing hanging rail and storage.

BEDROOM 3

2.91 x 2.59 (9'6" x 8'5")

Bedroom three also located to the front is a single room, laid with carpet and has a built in cupboard.



BATHROOM

2.12 x 1.67 (6'11" x 5'5")

The bathroom is furnished with a WC and wash hand basin set in a fitted vanity unit providing good storage, and bath with electric shower over with screen to the side. Window to the rear, heated towel rail and vinyl flooring complete this room.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Shared on-street parking

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

COUNCIL TAX BAND - B

EPC BAND - C

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings and cooker.

VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 01463 251200.





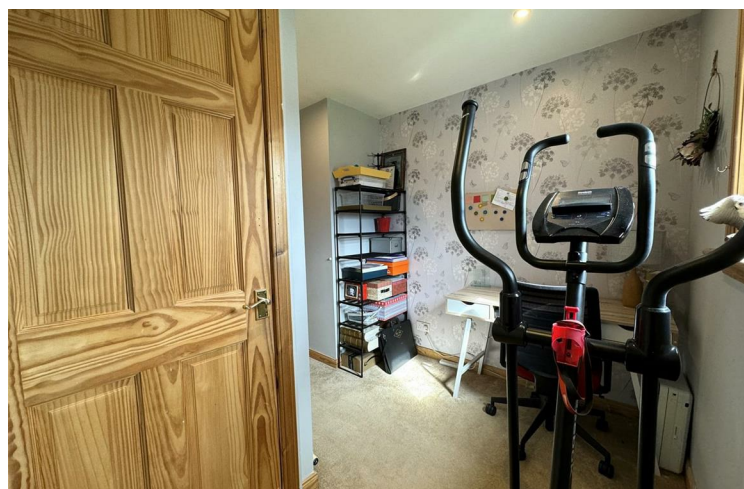


Illustration for identification purposes only. Measurements are approximate, not to scale. Fourlabe.co.uk (ID1195633)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



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