



Innes & Mackay

**9 MAPLE DRIVE,  
DALNEIGH, INVERNESS, IV3 5RJ**

- SEMI DETACHED VILLA
- THREE DOUBLE BEDROOMS
- LARGE CORNER PLOT
- NON TRADITIONAL CONSTRUCTION
- IDEAL FAMILY HOME
- GAS CENTRAL HEATING
- DOUBLE GLAZED

**NEW REDUCED PRICE  
OFFERS OVER  
£130,000**



## PROPERTY DESCRIPTION

Located on the a generous sized corner plot, this three bedroom semi detached villa offers anyone looking for a family home close to local amenities and facilities. The property which was built in the late 1940's is of a non traditional construction and therefore lending may be restricted. Benefitting from three double bedrooms, large lounge, spacious kitchen and wet room, the house has gas central heating, is fully double glazed and enjoys well maintained gardens to the front, side and rear. Parking is shared on street.

## LOCATION

The property is situated on a sought after residential street in the Dalneigh area of Inverness on the west side of the River Ness. Near the property is a selection of local amenities including grocery shops, a Post Office and hairdressers. There is easy access to outdoor and indoor sporting facilities at the Aquadome, Ice rink and Bught Park. Local amenities are supplemented by superstores located on Telford Street. The property falls within the Central Primary School catchment area and Secondary schooling is provided at Inverness High School. 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.

## GARDEN

Wrought iron gate opens onto the paved pathway leading to the front porch. Either side of the path, the gardens are laid to lawn with high mature hedging providing a good degree of privacy and continuing round the side to the rear. The rear garden is again laid to grass with a large paved patio area from which to enjoy the all day sun. With mature trees and bushes providing further privacy, the rear garden also benefits from two apple trees and a timber shed providing external storage.

## ENTRANCE PORCH

Sliding glass doors open into the entrance porch which is laid with tiled flooring and has windows to the side. Part glazed door opens into the hallway.

## HALLWAY

The carpeted hallway provides access to the lounge, kitchen, wet room and via stairs to the first floor landing. Good storage is provided by two single built in cupboards.

## LOUNGE

4.70m x 3.76m (15'5" x 12'4")

The lounge, is a generous sized room located to the front elevation and is laid with carpet. A feature and focal point



of this room is the coal effect gas fire (not in use) set on a marble hearth with real wood surround giving a pleasing finish.

## KITCHEN/DINING

4.69 x 2.70 (15'4" x 8'10")

The kitchen which has space for a dining table, is a bright and spacious room located to the rear elevation and is fitted with an ample supply of wood fronted floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the one and a half bowl stainless steel sink with drainer to the side and inset in the work counter is the gas hob with electric oven under and pull out extractor hood above. There is a washing machine, fridge freezer and tumble dryer all of which are included in the sale. Part glazed door open out to the rear garden. Tiling between the units and vinyl flooring complete this room.

## WET ROOM

1.92m x 1.68m (6'3" x 5'6")

The wet room is furnished with a WC, wash hand basin and walk in shower cubicle with half height folding doors and housing an electric shower together with a fold down seat and grab rail. Window to the side and vinyl flooring complete this room.



## STAIRCASE TO LANDING

Carpeted stairs lead up to the first floor landing which provides access to the three bedrooms. There are two built in cupboards, one housing the central heating boiler and the other providing hanging rail and storage. Hatch opens to the unfloored loft space.

## BEDROOM 1

4.71 x 2.71 (15'5" x 8'10")

Bedroom one which is laid with carpet, is a double room located to the rear elevation and benefits from two windows overlooking the garden.

## BEDROOM 2

3.78m x 2.73m (12'4" x 8'11")

The second bedroom located to the front elevation is a double room and benefits from a built in wardrobe providing hanging rail and storage. Carpet.

## BEDROOM 3

3.80 x 2.87 (12'5" x 9'4")

The third bedroom is a bright room located to the front elevation. Carpet.

## HEATING

Gas central heating via a combi boiler located in the cupboard on the first floor landing.



## GLAZING

The property is fully double glazed.

## PARKING

Parking is shared on street.

## SERVICES

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

## COUNCIL TAX BAND

Band B.

## EPC BAND

Band E52

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge

freezer, tumble dryer, gas hob, electric oven and cooker hood.

Garden shed.

## VIEWING ARRANGEMENTS

Through Innes and Mackay on 01463 251200.







Illustration for identification purposes only, measurements are approximate, not to scale. Fourlaba.co © (ID1136986)

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

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