

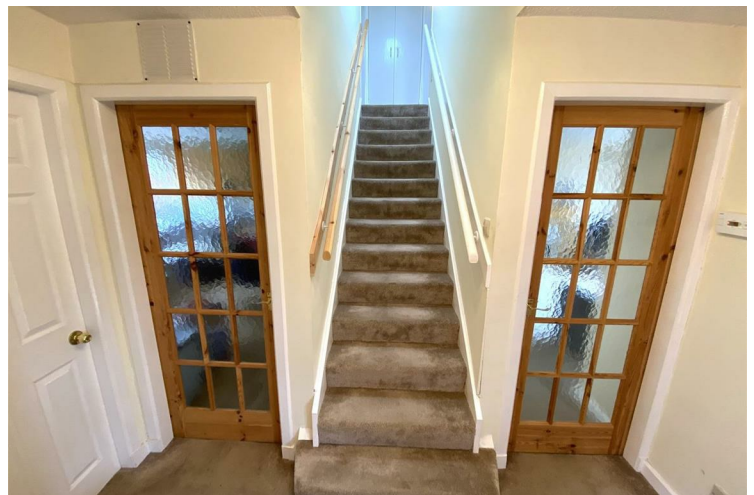


Innes & Mackay

**67 Leachkin Road,
Inverness, IV3 8NN**

- **THREE BEDROOMS**
- **SEMI DETACHED VILLA**
- **IDEAL FAMILY HOME**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED**

**OFFERS OVER
£195,000**



DESCRIPTION

Located on the West side of the city, this three bedroomed semi-detached house with garden grounds will appeal to many potential purchasers including the growing family or first time buyers alike. The property offers spacious accommodation that has been designed for comfortable family living, and is ideally located within walking distance to Kinmylies Primary School and Charleston Academy, as well as supermarket shopping located at the nearby Telford Street retail park. Offering many pleasing features including double glazed windows, gas central heating, ample storage provisions and on-street parking.

LOCATION

Leachkin Road is conveniently located within walking distance of the Caledonian Canal, Blackpark Filling Station and Kinmylies shopping precinct which includes a take-away restaurant, hairdresser, Spar store, a chemist and doctors surgery. There is a regular bus service to and from the city centre which provides a good selection of shops, amenities and facilities including restaurants, bars and cafes. More locally, lovely walks can be enjoyed through the woods at Wester Craigs which benefits from a large pond and meandering paths through the woodland.

GARDEN

The rear garden is fully enclosed by mature trees, walling and timber fencing and is a combination of lawn and patio. There is ample space for outdoor entertaining, and sited here

is a garden shed and store, providing external storage. The front garden is laid to gravel for ease of maintenance and steps lead up to the front door.

HALLWAY

The front door which has a purpose built canopy, opens into the carpeted hallway which provides access to the lounge, kitchen, bathroom and bedroom three. Stairs lead to the upper landing.

LOUNGE

4.18m x 4.10m (13'8" x 13'5")

The lounge is a lovely bright and airy room located to the front elevation, from which open and uninterrupted views can be enjoyed right across the city. A pleasing focal point of this room is the gas coal effect fire set on a marble hearth and wood surround. Carpet completes this room.

KITCHEN

4.19m x 3.50m (13'8" x 11'5")

The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the stainless steel sink with drainer to the side and below the work counter is space and plumbing for the washing machine and tumble dryer. There is a free standing electric cooker and dishwasher, both of which are included in the sale. With ample space for dining, the kitchen has a part glazed door opening out to the rear garden. Wood effect vinyl flooring completes this room.



BEDROOM 3

3.11m x 2.29m (10'2" x 7'6")

Bedroom three is a single room located to the front elevation and is finished with carpet.

BATHROOM

2.86m x 1.79m (9'4" x 5'10")

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and a jacuzzi bath with mains shower over and screen to the side. Patterned window to the rear, extractor fan and vinyl flooring complete this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing where two further bedrooms are located along with a built in shelved storage cupboard. Velux window provides a flood of natural light to this area.

BEDROOM 2

3.50m x 3.32m (11'5" x 10'10")

Bedroom two is a spacious double room located to the rear elevation. This room which is laid with carpet, benefits from two built in cupboards, one providing storage whilst the other houses the central heating boiler.

BEDROOM 1

4.12m x 3.70m (13'6" x 12'1")

Bedroom one is a bright and spacious room located to the front elevation and enjoys open views across the city to the

hills beyond. This room, laid with carpet, has built in storage in the eves.

HEATING

Gas central heating.

GLAZING

Double glazed.

PARKING

Off road parking for one car.

COUNCIL TAX BAND

Band C.

EPC

Band D57

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, freestanding electric cooker and dishwasher. Garden shed.

SERVICES

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

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200.









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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