



Innes & Mackay

**3 Thain Road, Whitebridge,
Inverness-shire, IV2 6UW**

- MID TERRACED THREE BED VILLA
- RURAL LOCATION
- GARDENS TO FRONT AND REAR
- MULTI FUEL STOVE
- OIL CENTRAL HEATING
- DOUBLE GLAZED

**Offers Over
£155,000**



DESCRIPTION

3 Thain Road offers anyone looking for a well proportioned family home located in the rural area of Whitebridge with gardens to both the front and rear along with shared on street parking. The property which benefits from oil fired central heating (new boiler just fitted) along with a multi fuel stove is fully double glazed and is ideal for anyone looking for a comfortable home within a friendly community close to local amenities.

LOCATION

Thain Road lies to the south of Inverness in a countryside setting characterised by rolling hills, scattered woodlands, and expansive open spaces. Combining the rugged beauty and timeless enchantment of the Scottish Highlands. The property is just a short drive from the scenic road to the shores of Loch Ness and is set in some of the region's finest scenery at the foot of the Monadhliath Mountains. There are a host of activities for the outdoor enthusiast which include fishing, shooting, stalking, hill walking and bird watching. Located approximately 25 miles outside Inverness, the property would appeal to those looking for a rural retreat, yet is convenient for the city and the airport, which provides regular domestic and European flights. Local schooling can be found at Stratherrick Primary school (and Nursery) with secondary education being provided at the Inverness Royal Academy. The city of Inverness is the main business and commercial centre for the Highlands and provides an extensive range of high street shopping, leisure and entertainment facilities. Inverness also has excellent public transport links with good bus and rail connections.

GARDENS

The gardens to the front are laid to grass, enclosed with fencing and mature shrubs all adding a pleasing entrance to this property. Access to the rear garden is via the neighbours garden at number 4 which provides shared access to number 3.

The gardens here are laid with grass and there is a timber shed and outbuilding providing ample external storage along with a wood store. The gardens here are laid to grass and enclosed with fencing providing good privacy.

ENTRANCE HALLWAY

Part glazed door opens into the entrance vestibule which provides an area for coats and shoes along with further shelving above. Further part glazed door provides access to the hallway from where the kitchen and living room are located off. Carpeted stairs lead up to the landing.

KITCHEN

3.16m x 2.95m (10'4" x 9'8")

The kitchen is fitted with a range of floor based units and wall mounted cupboard all providing good storage and working areas. Located to the rear elevation, the kitchen has an electric hob with oven under and extractor above, Belfast sink with drainer to the side and there is space and plumbing for a washing machine and dishwasher. A door leads off the kitchen to the rear vestibule with a further door providing access out to the rear garden.

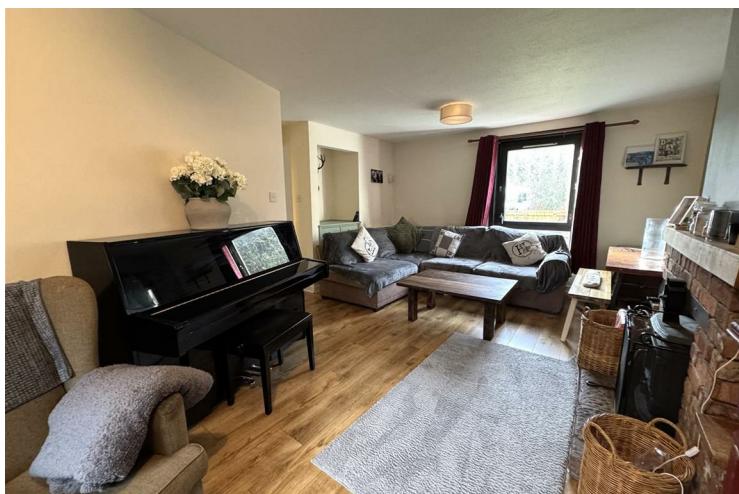
LIVING ROOM

6.38m x 3.95m (20'11" x 12'11")

The living room is a generous sized room with windows to both the front and rear providing a good source of natural light. Laid with Laminate flooring, this room benefits from a multi fuel stove set on a stone hearth and surround. There is a recessed area with cupboard under providing good storage.

FIRST FLOOR LANDING

Carpeted stairs lead to the landing where the three bedrooms and bathroom area located. With a window to the rear, the landing also has a hatch which opens into the unfloored loft space and there is a shelved cupboard for storage.



BEDROOM 1

4.37m x 2.84m (14'4" x 9'3")

Bedroom one, located to the front of the property is a double room, laid with carpet and benefits from a feature fireplace (currently boarded up). Lovely views out to the woodland can be enjoyed from here.

BEDROOM 2

3.26m x 3.17m (10'8" x 10'4")

Located to the rear elevation, bedroom two is a double room and is laid with carpet.

BEDROOM 3

2.82m x 2.27m (9'3" x 7'5")

The third bedroom is a single room, located for the front and is laid with carpet. This room benefits from a single built in cupboard providing good storage.

BATHROOM

2.25m x 1.40m (7'4" x 4'7")

The bathroom located to the rear elevation is furnished with a three piece suite comprising a WC, wash hand basin and bath with hand held tap attached shower head and shower curtain to the side. With tiling to ceiling height, the bathroom has a wall mounted mirror front cabinet providing storage. Tiled flooring complete this room.

HEATING

Oil fired central heating and a multi fuel stove in the living room.

GLAZING

The property is fully double glazed.

PARKING

Parking is shared on street.

COUNCIL TAX

Band B

EPC

Band D66

EXTRAS INCLUDED

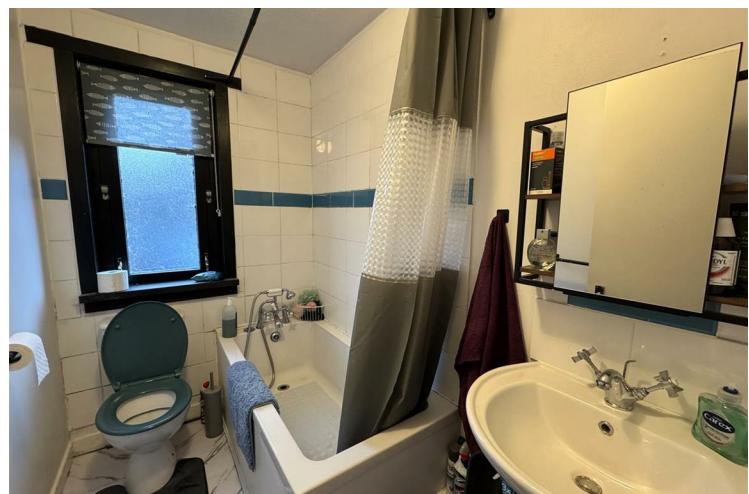
All fitted carpets, curtains, blinds, washing machine, dishwasher, fridge freezer, electric hob, oven and cooker hood.

SERVICES

Mains water, drainage, electricity, telephone and TV points. The electric is via a pre-payment meter.

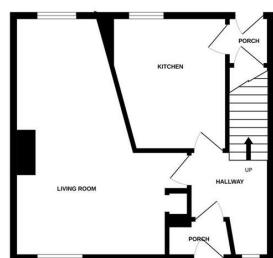
VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.

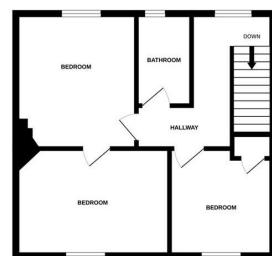




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, types and dimensions have not been tested and no guarantee as to their operation or effectiveness can be given. Blue wall tiles are 220x220.

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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