



Innes & Mackay

## 6 INSHES HOLDINGS, INSHES, INVERNESS IV2 5BA

- DETACHED BUNGALOW LOCATED CLOSE TO AMENITIES
- GOOD SIZED FAMILY HOME
- 3 RECEPTION ROOMS COMPRISING LOUNGE, DINING ROOM & SUNROOM
- FOUR DOUBLE BEDROOMS, 2 WITH ENSUITE SHOWER ROOMS
- DETACHED GARAGE WITH POWER
- ENCLOSED GARDEN WITH SUMMER HOUSE

**FIXED PRICE**

**£360,000**





## PROPERTY DESCRIPTION

This deceptively spacious detached bungalow is conveniently located close to local amenities including Inshes Retail Park, Raigmore Hospital and Police HQ. The property which has been well looked after, benefits from three reception rooms, four double bedrooms and three bathrooms. Viewing is recommended to appreciate the well-proportioned accommodation with this immaculate family home.

## LOCATION

Easy access is gained from here onto the A9 to both the North and South. There are excellent local amenities at the nearby Inverness Retail Park, including Tesco, restaurants, home stores, cinema and health clubs. There is a regular bus service to and from the City Centre as well as further afield such as Inverness Airport. Smithton and Culloden also provide excellent amenities such as restaurants, convenient stores, pharmacies, hairdressers and beauty salons.

## GARDENS

The garden grounds are enclosed by a wall. A wrought iron gate opens to the driveway which is laid with gravel chips, providing ample space for a number of cars together with access to the detached garage. There is a decking area with summer house to the side elevation and an area of garden to the rear which is laid to lawn and can be accessed via the sunroom.

## ENTRANCE VESTIBULE

The entrance vestibule is laid with tiles and provides access to the hallway.

## HALLWAY

The lengthy hallway is laid with carpet and provides access to the lounge, dining room, kitchen, utility room, WC, four bedrooms and bathroom. There are two walk-in cupboards providing ample storage and a ceiling hatch to the loft space.

## LOUNGE

4.34m x 4.12m (14'2" x 13'6" )

The spacious lounge is laid with carpet and has windows to the side and rear elevations. French doors open to the sunroom.

## SUNROOM

4.10m x 2.38m (13'5" x 7'9" )

The sunroom is a lovely addition to the property and benefits from a flood of natural light courtesy of windows to side and french doors to the side. This room is laid with laminate flooring and provides access to the dining room.

## DINING ROOM

3.16m x 3.16m (10'4" x 10'4" )

The dining room is also laid with laminate and has a window to the side elevation.

## KITCHEN

4.65m x 3.55m (15'3" x 11'7" )

The spacious kitchen is fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, oven with electric hob, extractor hood, integrated fridge freezer and dishwasher. There are windows to the front and side elevations and vinyl flooring completes this room.

## UTILITY ROOM

3.54m x 1.95m (11'7" x 6'4" )

The utility room is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer and washing machine. This room is laid with vinyl flooring and access is provided to the front garden.

## BEDROOM 1

3.55m x 3.09m (11'7" x 10'1" )

This double bedroom is laid with carpet and has a window to the rear



elevation. This bedroom benefits from a double integral wardrobe with mirrored sliding door and its own ensuite.

ENSUITE

1.77m x 1.55m (5'9" x 5'1" )

The ensuite is furnished with a wash hand basin, WC and shower cubicle with mains shower. There is a window to the rear elevation and carpet flooring completes this room.

WC

1.72m x 1.15m (5'7" x 3'9")

The WC is laid with carpet and furnished with a wash hand basin, WC and wall mounted vanity unit. There is a window to the front elevation.

BEDROOM 2

3.99m x 3.62m (13'1" x 11'10" )

Located to the rear, the second bedroom is another double room laid with carpet. This bedroom benefits from ample storage including, a double integral wardrobe with sliding doors and a walk-in wardrobe. Access is provided to the ensuite.

ENSUITE

1.77m x 1.56m (5'9" x 5'1" )

The ensuite is laid with carpet and furnished with a wash hand basin, WC, shower cubicle with electric shower and extractor fan.

BATHROOM

2.92m x 1.93m (9'6" x 6'3" )

The bathroom is laid with tiles and furnished with a wash hand basin, bath, shower cubicle with electric shower, WC, wall mounted vanity unit.

BEDROOM 3

4.23m x 3.38m (13'10" x 11'1" )

Bedroom three is a well-proportioned double room laid with carpet and benefits from a double integral wardrobe with mirrored sliding doors. There are windows to the front and side elevations.

BEDROOM 4

4.22m x 3.33m (13'10" x 10'11" )

Bedroom four is a good-sized double room laid with carpet. This room benefits from a double integral wardrobe with mirrored sliding doors and single storage cupboard. There are windows to the side and rear elevations.

HEATING

Oil central heating

GLAZING

Double glazing

PARKING

Ample parking for a number of vehicles. Detached single garage with power.

COUNCIL TAX BAND - D

EPC BAND - E

SERVICES

Mains water, private septic tank drainage, electricity, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures and integrated kitchen appliances.

VIEWING ARRANGEMENTS

Through Innes and Mackay property department on 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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