

FOR SALE
OFFERS OVER £180,000



MORNINGFIELD DRIVE

27 Morningfield Drive, Greenfields, Slackbuie, Inverness IV2 6AY

STUART & CO

SOLICITOR, ESTATE AGENT & NOTARY

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Viewing by appointment. Telephone Mrs Mitchell on 07896 412 079 or through Stuart & Co.

Built by Tulloch Homes this 3 bedroom, two-storey, semi-detached dwellinghouse offers ideal accommodation for a family home in Inverness. The property has been well looked after, is tastefully decorated and is in walk in condition. Gas central heating and double glazing throughout. Integrated garage.

Entrance hall

The property enters into hallway with useful additional washroom off providing w.c. and handbasin. Access to lounge

Lounge – 2.71m x 7.5m

The lounge is open plan to a dining area making for a large, comfortable living space which is dual aspect having a window to the front and patio doors leading onto decking in the rear garden.

3 radiators, TV point and Telephone socket.

Kitchen – 3.2m x 7.5m

Spacious kitchen with modern units and ample work surfaces. 5 ring gas hob with electric range style double oven. Single sink and drainer overlooking rear garden. Large walk in pantry with shelving. Plumbed for washing machine and dishwasher. Radiator. Gas boiler. Door to rear garden.

Rear Garden

Laid to grass with large decking area which can be accessed from the lounge making it ideal for relaxing or having a barbecue. Fenced for privacy.

Stairs from the lounge lead to the upper floor. The Upper landing has a hatch with loft ladder giving access to large attic with flooring and lighting to provide plenty of storage space.

Bathroom – 2m x 1.9m

Bath with mains shower over, w.c. and handbasin in white. Tiled walls with tile pattern flooring. Shaver socket. Towel holder. Wall mirror. Radiator. Frosted window to rear garden.

Bedroom 1 – 3.62m x 3.14m

Double room overlooking rear garden. Built in wardrobes with mirrored doors. TV point. Telephone socket. Radiator. Leads to en suite bathroom



En Suite – w1.3m x 2m

Shower, w.c. and wash hand basin. Wall mirror. Shaver socket. Radiator.

Bedroom 2 – 3.15m x 3.17m

Double room with window to front. Built in wardrobe with mirrored doors. TV point. Radiator

Airing Cupboard

Useful shelved airing cupboard which houses hot water tank.

Bedroom 3 – 2.4m x 2.8m

Double room overlooking front. Shelving. Radiator,

Garage

An integrated garage with power and lighting provides storage and workspace. Could be converted to additional living space with the appropriate local authority consents.

Services

Gas Central Heating. Mains water and drainage. All windows are double glazed.

Council Tax

The property is in Band D

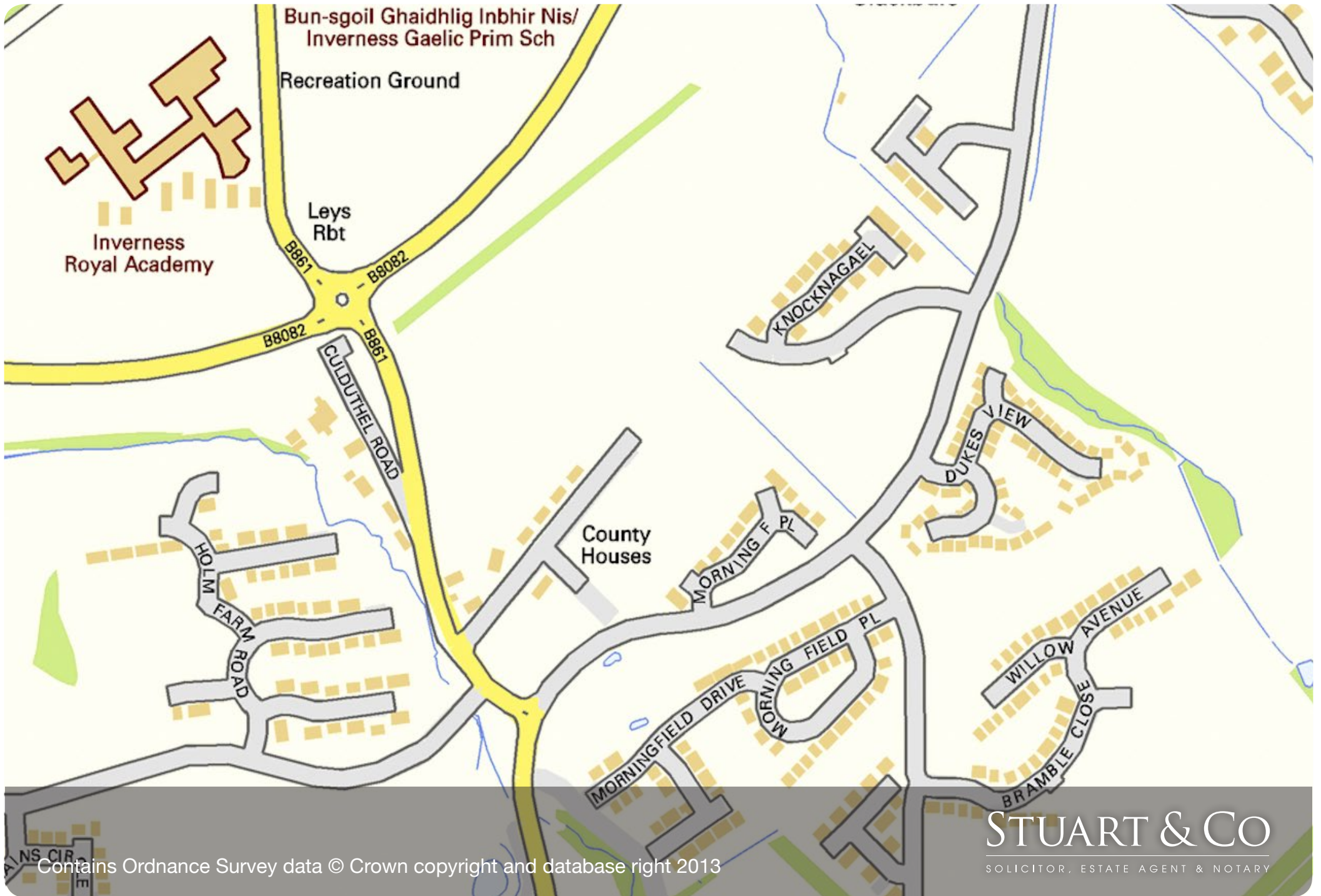
Factoring

The factors are Life Property Management and there is a factoring charge of around £140 per annum to cover ground maintenance.





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MORNING FIELD PL

MORNINGFIELD DRIVE

DUKES VIEW

WILLOW AVENUE

BRAMBLE CLOSE

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Disclaimer: Interested parties are advised to instruct their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest, or any, offer. These particulars shall not form part of any contract. No warranty is given regarding any statement, plans or measurements. Measurements are approximate having been taken by sonic device at usually the widest point and they should not be relied on for fitting of carpets, curtains or any other items. No services or appliances have been tested for efficiency or safety and no warranty is given as to compliance with any Regulations. All Offers should refer to the Highland Standard Clauses.