

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge/Dining Room



Shower Room

Property Description

This immaculate, three bedroomed semi-detached villa is located in the popular and established residential Lochardil area of Inverness and boasts off-street parking for several cars, a detached single garage and appealing garden grounds. The property has well proportioned rooms spread over two floors, which would ideally suit family living, and is fitted with gas central heating, double glazed windows and viewing is highly recommended to appreciate the size of the accommodation within. The ground floor consists of an entrance hall, off which is a modern shower room, a double bedroom with fitted wardrobes and a kitchen, which conveniently gives access to the rear elevation. This room is fitted with glossy wall and base mounted units with worktops, has complimentary wet-wall splashbacks, and a 1 1/2 composite sink with mixer tap and drainer. There is plumbing for a washing machine and the integrated goods include an electric oven and hob with extractor fan over, a dishwasher and a fridge. The shower room is fitted to an exacting standard with a mixture of wet-walling and tiling and hosts a WC, a vanity wash hand basin, and a shower cubicle. Completing the ground floor is the sizeable lounge/dining room which features an electric fire set within a wooden surround on a tiled hearth, and off this is a well positioned sun room. The clever use of glazing here allows in a natural abundance of light to flood the room throughout the day, and benefits from French doors which open onto the glorious garden. Upstairs, there a small landing, off which are two double bedrooms both having fitted storage facilities.

Externally, the property occupies a generous plot, with the front garden being laid to lawn, with shrubs and mature hedging. There is a gated driveway which runs to the side elevation, providing ample space for off-street parking and in turn leads to the detached timber garage which has power, lighting, barn doors, as well as a pedestrian door giving access to the rear elevation. Delicately decorated with a number of colourful shrubs, flowers and hedging, keen gardeners will enjoy the rear garden as its been well maintained and offers a lovely spot to enjoy the sunny months. It is a combination of lawn, gravel and paving, with timber fencing providing privacy. Sited within the grounds is a greenhouse and shed, which are included in the sale.

Kilmorack is positioned in the popular Lochardil area of the city and is within walking distance to the local pharmacy, hairdresser, and general store. Bellfield Park, the Ness Islands, Eden Court Theatre, and Inverness Leisure Centre are all just a short distance away, and there is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including shops, restaurants, and cafés.

Rooms & Dimensions

- Entrance Hall
- Shower Room
Approx 1.57m x 2.38m
- Kitchen
Approx 2.88m x 2.42m
- Lounge/Dining Room
Approx 7.58m x 3.65m
- Sunroom
Approx 5.95m x 2.92m
- Bedroom Three
Approx 2.69m x 3.32m
- Landing
- Bedroom Two
Approx 3.12m x 3.66m
- Bedroom One
Approx 2.71m x 4.81m
- Garage
Approx 2.99m x 6.06m



Lounge/Dining Room



Sunroom

