



**31 Macdonnell
Road, Stratton,
Inverness, IV2
7AU**

Offers Over
£265,000



- Stylish modern 3 bedroom semi-detached villa
- Perfect for first time buyers, families or investors
- Lounge, kitchen/diner, utility, WC
- 3 bedrooms, principal ensuite, family bathroom
- Enclosed rear garden, drive with parking for 2 cars
- EPC band B

Fantastic opportunity to purchase this modern three bedroom semi detached villa, set within the sought after Stratton development in Inverness. The bright lounge enjoys a front facing window that allows plenty of natural light to fill the room. To the rear, the open plan kitchen and dining area offers excellent storage and worksurface space, along with an integrated gas hob, oven, extractor dishwasher and fridge freezer. The dining area comfortably accommodates a table and four chairs and has a door leading directly to the enclosed rear garden. A utility cupboard has space and plumbing for a washing machine and tumble dryer, a useful WC completes the ground floor layout. Upstairs offers three well proportioned bedrooms and the family bathroom. Two of the bedrooms benefit from fitted wardrobes, while the principal bedroom enjoys a modern ensuite shower room. Additional storage is provided by two hall cupboards upstairs and one downstairs, there is double glazing and gas central heating throughout. The rear garden is fully enclosed and laid to lawn, with a patio area and covered pergola creating an ideal spot for relaxing or entertaining. A garden shed provides useful additional storage. The paved driveway provides parking for two cars.

LOCATION: The property is located in the popular Stratton area, approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities at nearby Culloden Shopping Centre including doctor's surgery, chemist, general store, butcher and hairdressers. There is primary schooling nearby at Smithton primary school and secondary education provided at Culloden Academy, which also has a community leisure centre and swimming pool on site. Its within close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. There is a regular bus service into the centre routed nearby. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are very nearby. There is easy access to the A96 and the property is within commuting distance to Inverness or Nairn. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, dishwasher and fridge/freezer

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

FACTORING FEE: There is a factoring fee of approximately £30-£40 every three months for the maintenance of the communal areas within the development.

COUNCIL TAX: Band D

TENURE: Freehold.

FLOOR AREA: 97m²

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge

11'3" x 13'3" (3.45 x 4.04)

Kitchen/Diner

18'4" x 9'10" (5.61 x 3.02)

Utility Cupboard

3'7" x 5'2" (1.10 x 1.60)

WC

3'4" x 5'6" (1.04 x 1.69)

Bedroom 1

11'2" x 9'10" (3.41 x 3.02)

Ensuite

4'3" x 7'1" (1.31 x 2.16)

Bedroom 2

10'2" x 13'10" (3.12 x 4.22)

Bedroom 3

7'5" x 9'10" (2.28 x 3.01)

Bathroom

5'9" x 6'8" (1.76 x 2.04)







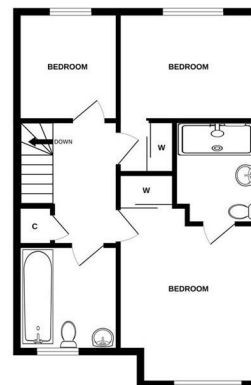
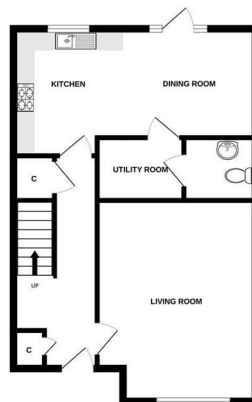
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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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