

54 East Mackenzie Park, Drakies, Inverness, IV2 3SS

Offers Over £280,000







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- Spacious extended semi-detached villa in prime location
- Sought after Drakies Primary catchment area
- Lounge kitchen/diner, family room, 3 bedrooms, bathroom, shower room
- Large enclosed south facing garden with garden room/studio
- Ideal purchase for families or first-time buyers
- EPC band C









Fantastic opportunity to purchase this extended, well presented three bedroom semi detached home located in the popular Drakies area of Inverness. Offering generous living space, the property will appeal to families and first time buyers. The bright lounge creates a sociable space that works beautifully for both everyday living and entertaining, enhanced by a fireplace with surround that adds a warm focal point. The recently fitted kitchen/diner is modern, offering a good range of wall and base units along with a practical breakfast bar, and includes integrated induction hob, double oven, extractor, fridge/freezer, dishwasher and wine cooler with space and plumbing for a washing machine and tumble dryer. Off the kitchen, an inviting family room provides an additional relaxed living space and benefits from under floor heating and a convenient separate shower room. Upstairs, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes. A recently refurbished family bathroom with modern fittings completes the accommodation. Externally, the large private rear garden offers plenty of space to enjoy the outdoors, with a generous patio area ideal for seating and entertaining, along with a garden shed. A particularly useful addition is the stylish timber clad garden room/studio, which provides a versatile extra space for work, hobbies or guests, it has a contemporary media wall with fire and includes its own WC. To the front, the garden is neatly chipped for easy maintenance, and the driveway provides parking for two cars. The property benefits from a new gas central heating system with the exception of the studio and double glazing throughout, ensuring efficiency and comfort all year round.

LOCATION: The property is situated within the sought after Drakies area of Inverness. Drakies is a popular family area and is located within close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. Primary school children would attend Drakies Primary School and secondary school children would attend Millburn Academy. There is a regular bus service into the centre routed nearby. 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 induction hob, double oven, fridge/freezer, wine cooler and dishwasher.

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

COUNCIL TAX: Band E

TENURE: Freehold.

FLOOR AREA: 108m2

ENTRY: By mutual agreement.

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

Lounge
12'7" x 15'1" (3.86 x 4.61)

Kitchen/Diner
18'11" x 10'6" (5.79 x 3.22)

Family Room
10'3" 9'10" (3.13m 3.00m)

Shower Room
6'6" x 5'1" (1.99 x 1.55)

Bedroom 1
14'4" x 10'5" (4.38 x 3.20)

Bedroom 2
12'5" x 8'9" (3.80 x 2.67)

Bedroom 3
8'4" x 9'9" (2.55 x 2.98)

Bathroom
8'10" x 6'2" (2.70 x 1.89)

Garden Room/Studio













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