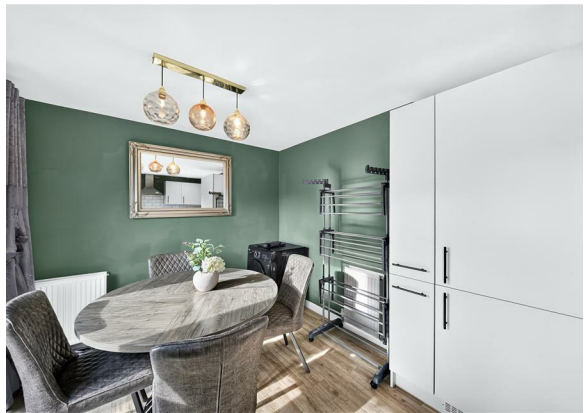


11 Aignish Drive, Slackbuie, Inverness, IV2 6ET

Offers Over
£240,000







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- Well-presented semi-detached villa in the desired Slackbuie area
- Sought after Inverness Royal Academy catchment area
- Lounge, kitchen/diner, 3 double bedrooms, family bathroom & WC
- Private rear garden with raised decked area, driveway parking for 2 cars
- Ideal for first time buyers or young families alike
- EPC band B









This well-presented three-bedroom semi-detached villa is in the popular Slackbuie development, one of Inverness's most desirable modern residential areas. It offers well-balanced accommodation over two floors and would suit families, first-time buyers, or anyone looking for a comfortable home close to excellent local amenities. On the ground floor, the modern lounge provides a comfortable space to relax. The spacious kitchen/diner is the heart of the home, with ample room for a dining table and French doors opening onto the rear garden, so it works well for both everyday living and entertaining. The kitchen has a good range of wall and base units, along with an integrated gas hob, electric oven, extractor, fridge/freezer and dishwasher. There is also a freestanding washing machine. A convenient downstairs WC completes the ground floor. Upstairs there are three double bedrooms, the main bedroom benefiting from fitted storage, along with a bathroom. The property has double glazing and gas central heating throughout. Outside, the private rear garden has a raised decked area, ideal for alfresco dining and enjoying the summer months. A driveway provides off-street parking for two cars. Overall, this is an excellent opportunity to buy a well-proportioned family home in one of the city's most sought-after locations.

Kitchen/Diner
16'6" x 9'5" (5.05 x 2.89)

Lounge
12'7" x 10'3" (3.86 x 3.14)

WC
8'5" x 3'10" (2.57 x 1.19)

Principal Bedroom
14'0" x 11'3" (4.28 x 3.45)

Bedroom 2
10'2" x 10'2" (3.12 x 3.10)

Bedroom 3
9'6" x 6'9" (2.90 x 2.06)

Bathroom
6'7" x 6'3" (2.03 x 1.91)

Location: The property is located within the sought after Slackbuie development. Slackbuie is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Campus. There are local amenities including, the Loch Ness Golf Course, Fairways Golf Club, restaurant and bar, Inverness kart raceway, as well as an Asda superstore with petrol station. Additional amenities and facilities are located a short drive away at Inshes Retail Park. There are two primary schools nearby, Cauldeen Primary School and the Gaelic primary school, with secondary pupils attending Inverness Royal Academy. 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. The integrated appliances are the gas hob, electric oven, extractor, fridge/freezer and dishwasher. The freestanding washing machine is also included.

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

Maintenance Charges: There is a fee of £17 per month for the maintenance of the communal areas within the development.

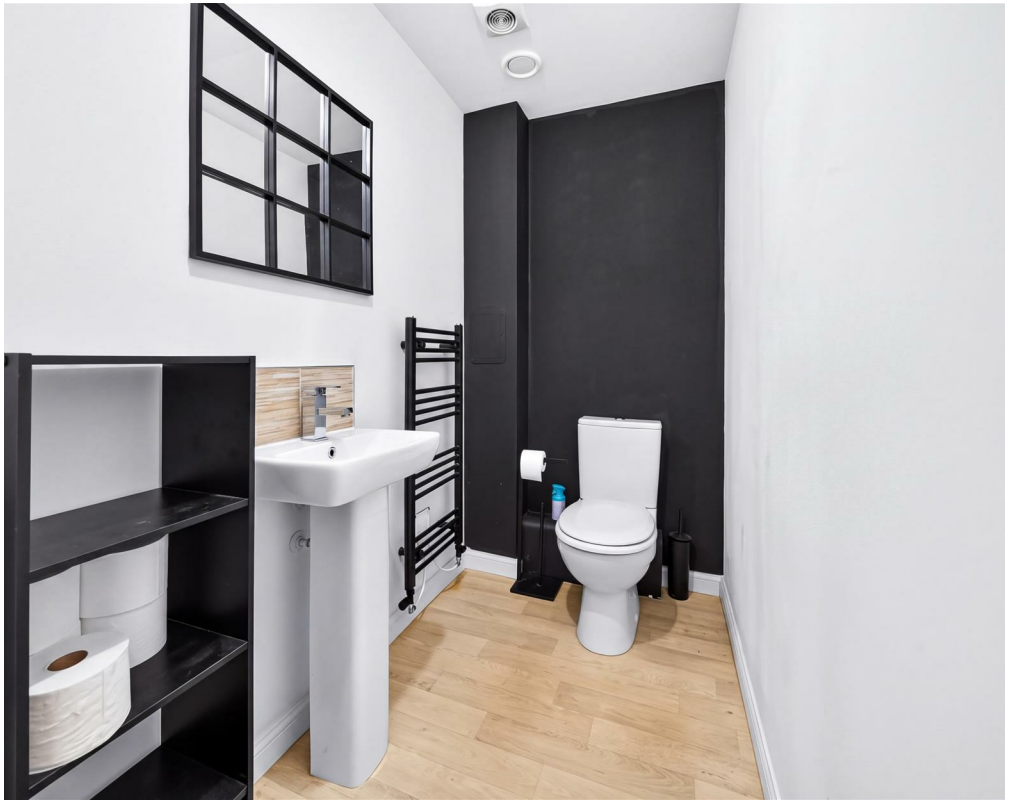
Council Tax: Band D.

Tenure: Freehold.

Floor area: 81 m^2

Entry: By mutual agreement.

Viewing: Don't delay. Get in touch with Tailormade Moves today to arrange a viewing.













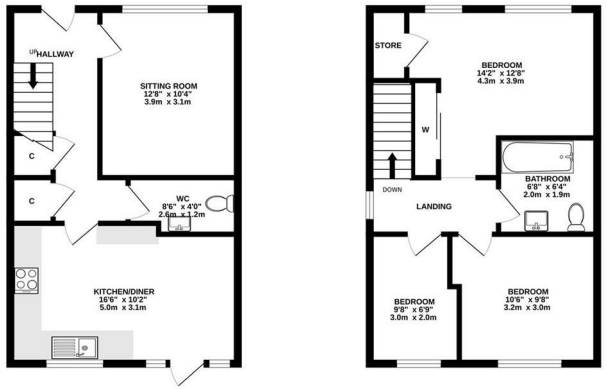
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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