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*The*  
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**34 DELLNESS PARK  
INVERNESS**



**Three bedroom semi-detached villa located in the Brookfield Park development close to local amenities. *Accommodation:* Entrance Vestibule, Lounge with electric fireplace, Kitchen/Diner, 3 Bedrooms, Bathroom and WC. Gas radiator central heating. Double glazing. Off-road parking. Gardens.**

**FIXED PRICE £166,000**



INVESTOR IN PEOPLE

***47 Church Street, Inverness***

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## 34 Dellness Park, Inverness

### PROPERTY

Built by Barratt Homes to their Maidstone design and completed in 2004, this house offers excellent accommodation in a modern development. The semi-detached villa offers a good size lounge with feature electric fire and a modern fitted kitchen which provides ample space for dining, and has French doors which open onto the rear garden. Completing the accommodation on the ground floor is the wc. The upper floor consists of three bedrooms and a family bathroom which has a fitted white suite. The house is heated by gas central heating, has double glazed windows, and has gardens to both front and rear elevations. The property has off-street parking and will appeal to a broad range of potential purchasers. Early viewing is highly recommended.

### GARDENS

34 Dellness Park benefits from having gardens to both front and rear elevations with the front garden being mainly laid to grass with a Tarmacadam driveway which provides ample space for parking. There is gated access which leads to the rear which can also be accessed via the French doors from the kitchen. The rear garden is mainly laid to grass with an area laid to patio. The rear garden is enclosed by wooden fencing.



### LOCATION

Dellness Park is located in the Brookfield Park development in the Inshes district of Inverness. The property is well located for access to the distributor road as well as Raigmore Hospital, Inshes Retail Park and Beechwood Business Park. Primary and secondary schooling are located nearby.

### GENERAL DESCRIPTION

A double glazed door opens into the entrance vestibule.

**ENTRANCE VESTIBULE:** Approx 1.93m x 0.98m (06'04" x 03'02")

The entrance vestibule has wood effect laminate flooring, a radiator and a double glazed window to the side elevation. There is a door which gives access to a wc and a door which gives access to the lounge.

**WC:** Approx 1.91m x 0.79m (06'03" x 02'07")

The wc is fitted with wood effect laminate flooring, a radiator and a double glazed window to the front elevation. This room comprises of a wc, a wash hand basin, and complementary splashback tiling.

**LOUNGE:** Approx 4.41m x 4.79m (14'05" x 15'08")

The lounge is fitted with wood effect laminate flooring has two radiators and a double glazed window to the front elevation. A feature of this room is an electric fire which is set in a wooden mantelpiece and there is a door which gives access to the kitchen. Stairs rise from the lounge to give access to the first floor of the property.

**KITCHEN/DINER:** Approx 4.42m x 2.53m (14'06" x 08'03")

The kitchen/diner is fitted with Karndean flooring, a radiator and a double glazed window to the rear elevation. This room comprises of wall and base-mounted units with worktops and complementary splashback tiling, an integral electric oven, a gas hob with extractor hood and a stainless steel sink drainer with a mixer tap. Included in the sale price of the property is the washing machine, and there is space fridge freezer. There is a door giving access to a storage cupboard and there are double glazed French doors giving access to the rear garden. This room provides space for informal dining.



### LANDING

Carpeted stairs rise from the lounge to give access to the carpeted landing which has a double glazed window to the side elevation. The landing has doors giving access to all three bedrooms, the family bathroom and access to the loft can be found here.

**MASTER BEDROOM:** Approx 4.01m x 2.51m (13'02" x 08'03")

The master bedroom is carpeted has a radiator and has a double glazed window to the front elevation.

## 34 Dellness Park, Inverness



**BEDROOM TWO:** Approx 3.28m x 2.46m (10'09" x 08'00")  
Bedroom two is carpeted has a radiator and has a double glazed window to the rear elevation.



**BEDROOM THREE:** Approx 1.81m x 3.10m (05'11" x 10'02")

Please note: these measurements are taken at the widest point. Bedroom three is carpeted has a radiator and has a double glazed window to the front elevation. This room has a fitted storage cupboard which houses the water tank.

**FAMILY BATHROOM:** Approx 1.87m x 1.67m (06'02" x 05'06")

The bathroom is fitted with Karndean flooring has an extractor fan and a double glazed window to the rear elevation. This room comprises: a wc, a wash hand basin and a bath with a shower over. There is complementary splashback tiling.

**HEATING:** Gas fired central heating supplemented by an electric fire in the lounge.

**GLAZING:** Double glazed windows throughout.

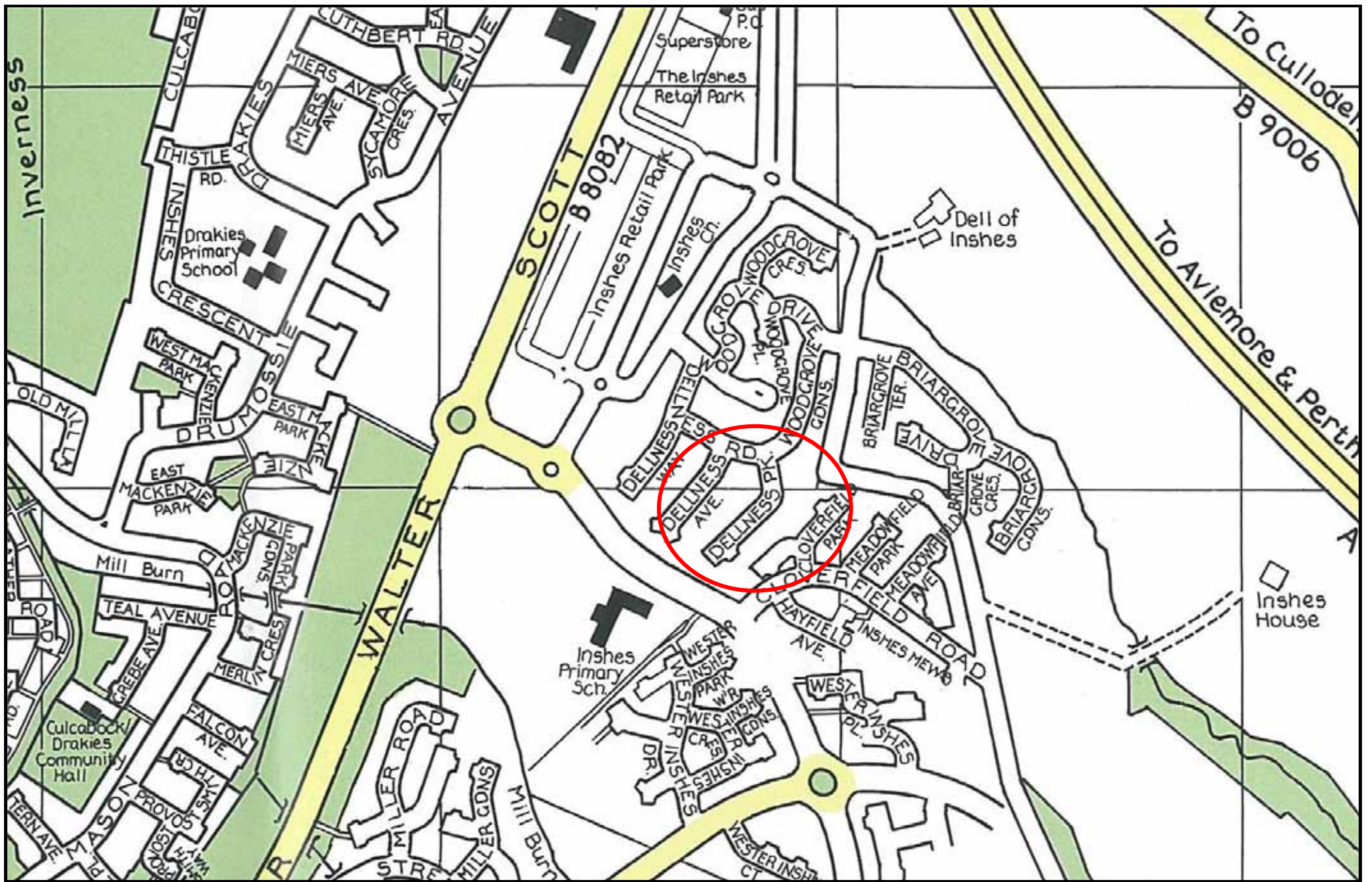
**EXTRAS:** The property is to be sold with all fitted carpets, floor coverings, curtains, blinds, washing machine and timber shed in the rear garden.

**SERVICES:** Mains gas, water, electricity and drainage.

**ENTRY:** By mutual agreement.

**VIEWING:** Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

**POSTCODE:** IV2 5HF



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**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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