

## 39 Dukes View Inverness, IV2 6BB



**FOR SALE** **£275,000**

Offers Over

**Date added:** 18/11/2020  
**Location:** Inverness  
**Type:** Detached House  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Floors:** 2  
**Year built:** TBC

### Description

Rare opportunity to purchase this immaculate, extended 4 bed detached home in the desirable Dukes View area of Inverness city. Boasting spacious accommodation across two floors, this property presents the perfect layout and modifications ideal for modern family living. This impressive property presents an open plan living space, perfectly appointed conservatory, separate utility, ground floor wc, 4 spacious bedrooms (master ensuite,) fully enclosed garden and attached garage.

Tastefully decorated throughout and complete with Gas central heating and Double Glazing this is an energy efficient home in immaculate 'walk in' condition.

The exquisite open plan living arrangement is perfect for modern family life. The lounge benefits from a partially glazed wall from the hallway allowing natural light to filter throughout. The Lounge has a front aspect outlook with stunning views. Complete with attractive décor and quality wooden flooring. Open plan to the dining and kitchen areas there is a natural flow between these rooms. The kitchen boasts ample base and wall mounted units with space for dishwasher, integral fridge freezer, electric oven and gas hob. There is a breakfast bar for casual dining and the dining area offers ample space for table and chairs for a more formal occasion.

The separate utility room has been very well appointed to create the perfect laundry room. Presenting worktop space, plumbing for washing machine and space for tumble dryer. The conservatory benefits from an open outlook across the rear garden, again this bright and airy room provides an abundance of natural light and has been a welcomed addition to this family home. All four bedrooms are on the first floor and each benefit from integral wardrobe space, attractive décor and quality carpeted flooring. The master room also benefits from a generous en suite shower room. With white suite and walk-in shower complete with attractive tiled surround and quality vinyl flooring.

The front of the property is aesthetically pleasing with a small lawn and perfectly positioned driveway parking for up to 2 cars. The garage is accessed from the front, complete with electric up and over door, power sockets and lighting. The attic space within this garage has been floored providing the ideal outdoor storage solution. The rear garden provides secluded tranquillity. Not overlooked, this garden has a small lawn and a patio area. An ideally situated decked space is perfect to enjoy al fresco relaxation. There is also a summer house complete with electric sockets - perfect for an office or study perhaps. Being Fully enclosed, this garden is the perfect outdoor area for children or pets.

Entrance Vestibule 3'77" x 5'09". Wc 3'6" x 6'56" Entrance Hallway. Open Plan Lounge - Diner 26'3" x 11'7" Kitchen 10'1" x 9'3". Conservatory 8'2" x 3'4". Utility 3'6" x 5'9". Master room 12'9" x 11'8". Ensuite 9'3" x 5'1". Bedroom 2 12'6" x 12'. Bedroom 3 9'5" x 9'5". Bedroom 4 11'5" x 7'10". Bathroom 9'3" x 7'3". Garage. Summer House. Garden. Driveway.

### Location

This property is situated on an elevated position and enjoys spectacular rooftop views of the City towards the Moray Firth and across the countryside to Ben Wyvis and beyond. Located apx 3 miles from the city centre, the Southern Distributor Road offers ease of access to all local amenities including both primary and secondary schooling, Inshes Retail Park and supermarkets, Raigmore Hospital, Police Headquarters and the UHI campus.

The city of Inverness itself boasts a varied way of life by offering a wide range of facilities and services. Direct links via road, rail and air to all major cities including Aberdeen, Glasgow, Edinburgh, Birmingham, Newcastle and London. The immediate area of the city is surrounded with an abundance of wildlife and many sporting estates, salmon and trout fishing, golf, shooting, cycling and walking which all enhance the natural beauty and enjoyment of the area.

### Features

- ✓ Four Bedroom Detached
- ✓ Attached Garage
- ✓ Conservatory
- ✓ Master Ensuite
- ✓ Desirable Location
- ✓ Close to Schooling and Amenities
- ✓ Conservatory
- ✓ Master Ensuite
- ✓ Desirable Location
- ✓ Fully enclosed and low maintenance garden
- ✓ Immaculate throughout
- ✓ Tastefully Modern



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