



## PRICE REDUCTION



6 LIMETREE AVENUE, INVERNESS

Hall  
Living room  
Kitchen

3 Bedrooms  
Family Bathroom  
Garden

Offers around £102,000



6 Limetree Avenue is a mid terraced villa of Swedish timber construction located in the popular Dalneigh area of the city close to local amenities which include Dalneigh Primary School and local convenience store. The city centre is a short drive away and a regular bus route is situated nearby.



Inverness is the perfect choice for a family home and is growing rapidly. The heart of the highlands provides a multitude of facilities including good quality restaurants and hotels, a varied arts and culture scene and the usual mix of high street stores. An excellent touring base where everything is on your doorstep including road, rail and air links.

This property provides deceptively spacious 3 bedroom accommodation over two floors, with a feature gas fire in the living room, gas central heating with radiators throughout and double glazing. This property would make an ideal family home and viewing is highly recommended.

The front door opens onto the hallway giving access to the living room, kitchen and family bathroom. Stairs to second floor. Walk in cupboard housing electric meter. Understairs storage cupboard and separate linen cupboard with shelving. Radiator.

**Living room:** 4.36m x 3.94m  
into recess

A bright room with front outlook. Window seat. Feature gas fire set in tile hearth and stonework surround with recesses either side. French door to hall.

**Kitchen:** 3.91m x 2.75 m

Fitted with white floor and wall mounted units incorporating stainless steel sink, gas hob, single electric oven and cooker hood. These items are included in the conditions of the sale. Space for fridge freezer. Rear window and door to garden.

**Family bathroom:** 1.97m x 1.69m

Fitted with a bath, wash basin and WC. Partially tiled.

**Second floor**

Stairs lead up to the second floor giving access to the 3 bedrooms and loft. Rear window with generous wall mounted storage cupboards beneath. Walk in storage cupboard.

**Bedroom 1:** 4.18m x 2.75m

Double bedroom facing the rear of the property with 2 windows. Cupboard housing boiler.

**Bedroom 2:** 3.95m x 2.75m

Front facing double bedroom. Storage cupboard with shelving.

**Bedroom 3:** 3.85m x 2.86m

Double bedroom with front outlook. Cupboard with shelves.

**Loft**

The loft has been opened up and is accessed via a pull down ladder. It is floored with power and skylight.

**Garden**

The front garden is gravelled and the rear garden is half paved and half laid to lawn with 2 wooden sheds.

**Conditions**

All blinds, carpets and floor coverings, cooker hood, gas hob and electric oven are included in the sale price.

**Council Tax**

Band B

**Post Code**

IV3 5RH

**Entry**

By mutual agreement

**Viewing**

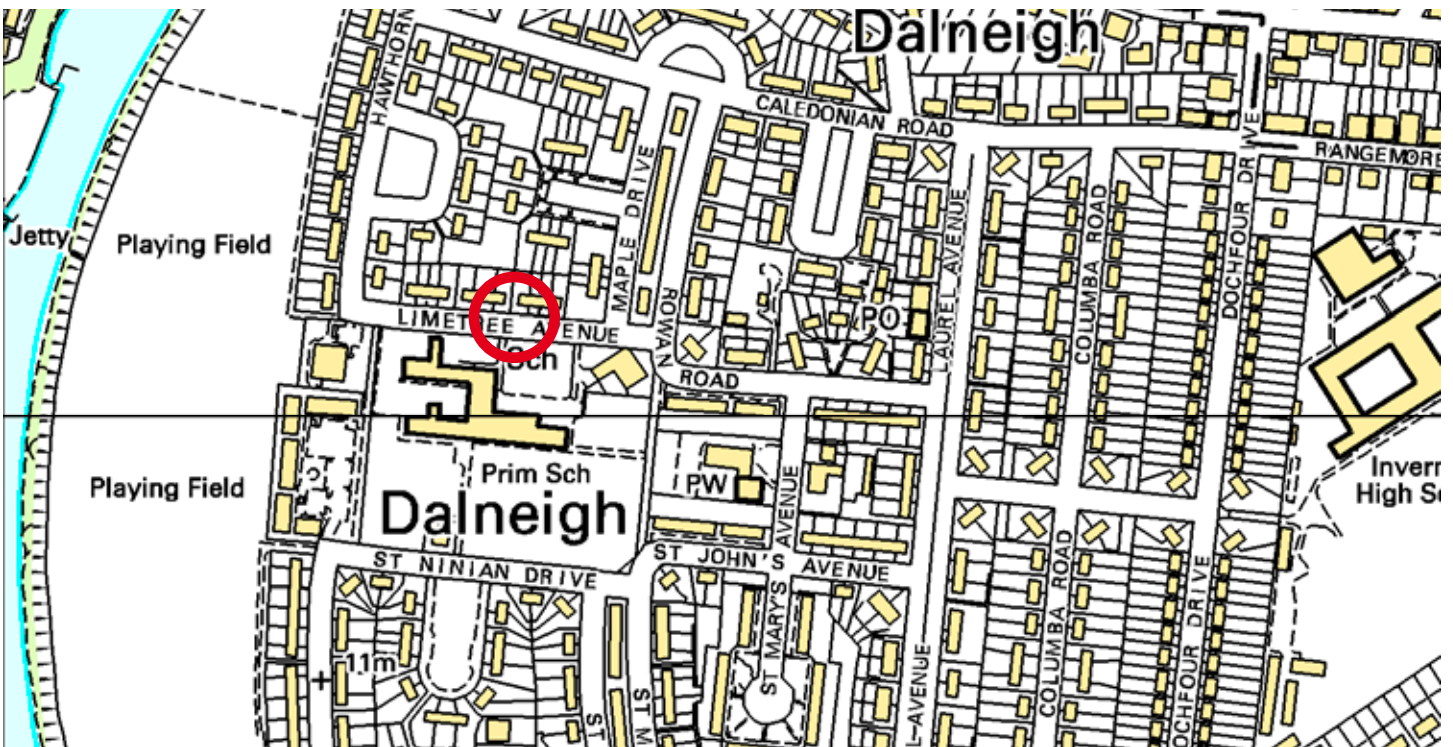
Call the sellers direct on 01463 243521 or 07783660639 or through South Forrest Property Department on 01463 250255.

**Price**

Offers around £102,000

**Home Report**

A Home Report exists for this property and can be made available to interested parties who have noted an interest through their solicitor.



**SouthForrest**  
Solicitors and Estate Agents

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