



15 Morningfield Drive, Inverness

|                         |                         |        |
|-------------------------|-------------------------|--------|
| Hall                    | Utility room            | Garage |
| Living room             | Cloak room              | Garden |
| Kitchen/ breakfast room | 4 bedrooms (1 En-suite) |        |
| Dining room             | Family bathroom         |        |

Offers over £230,000

This well presented detached villa is located in a quiet cul de sac in the Slackbuie area of the city. The property is ideally placed near to the southern distributor road to take full advantage of the wide range of facilities in this area including the Inshes Retail Park and easy travelling to the town centre.

Inverness is the perfect choice for a family home and is fast becoming a cosmopolitan city. 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 attractive detached villa recently built by Tulloch Homes to the highest of standards is in walk in condition throughout. The property features a new stylish fitted kitchen, french doors enhancing natural light through the living room and dining room, gas central heating and double glazing. Viewing is highly recommended to see its future as a comfortable family home. This bright and spacious accommodation will appeal to those seeking a family home convenient to the city centre and a wide range of amenities.

**Hall:** 5.23m x 0.91m

The front door opens onto the hall giving access to the living room, dining room, utility room, kitchen/ breakfast room, cloak room and stairs to the first floor landing. Under stairs cupboard with shelf. Radiator.

**Living room:** 5.58m into bay window x 3.34m

Large cheerful room with front facing bay window with views over the Moray Firth and the Black Isle beyond. Double french doors leading to dining room. Radiator. Sky point.

**Dining room:** 3.07m x 2.57m

Bright rear facing room with double patio doors giving access to garden. French doors to living room. Space for formal dining. Radiator.

**Kitchen/ breakfast room:** 3.51m x 1.86 extending to 3.13m

Fitted stylish kitchen with floor and wall mounted units incorporating stainless steel sink, integrated fridge freezer and dishwasher, built in single electric oven, gas hob and extractor hood. Space for informal dining. Partially tiled. Windows with side and rear outlook. Radiator.

**Utility room:** 1.57m x 1.53m

Single floor mounted unit with worktop above incorporating stainless steel sink. Partially tiled. Space for both a washing machine and a tumble dryer. Door to back garden. Radiator.

**Cloakroom:** 1.30m x 1.32m

Fitted with white basin and WC. Wall mounted mirror.

**First floor landing:**

Giving access to Master bedroom with en-suite, 3 bedrooms and family bathroom. Loft access. Radiator. Airing cupboard housing boiler.

**Master bedroom:** 3.33m x 3.35m

A good sized room with built in double mirrored wardrobe. Front facing window with views over the Moray Firth and beyond. Access to en-suite. Radiator.

**En-suite:** 1.87m x 1.75m

Tiled shower cubicle with electric shower head. White basin and WC. Front window. Wall mounted mirror. Radiator.

**Bedroom 2:** 3.46m x 2.82m

Rear facing room with built in mirrored wardrobe. Radiator.

**Family bathroom:** 2.07m x 1.86m

Fitted with white suite including basin, WC, bath with shower screen and shower head. Partially tiled. Wall mounted mirror. Rear window. Radiator.

**Bedroom 3:** 2.56m x 2.23m

Built in single mirrored wardrobe. Rear window. Radiator.

**Bedroom 4:** 2.91m x 2.50m

Cosy room with front outlook. Built in double mirrored wardrobe. Radiator.

**Garden**

The property has a garden to the front and rear. A tarmac driveway leads to the integral garage.

**Conditions**

All fitted carpets, blinds, integrated fridge freezer and dishwasher, built in single electric oven, gas hob and extractor hood are included in the sale price.

**Council Tax**

Band E

**Postcode**

IV2 6AY

**Entry**

By mutual agreement

**Viewing**

By appointment with the sellers on 07545308439 or through South Forrest Property Department on 01463 250255.

**Price**

Offers over £230,000

**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.



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