



**31 Ardness Place, Lochardil, Inverness, IV2 4QJ**

- Semi-Detached House
- Vestibule
- Hallway
- Lounge
- Kitchen Diner
- Utility Room
- Three bedrooms (One En-Suite)
- Family Bathroom
- Car Port
- Drive
- Gas Central Heating
- Double Glazing
- Garden to Front & Back
- EPC Rating D

**Offers Over £165,000**



Pleasantly situated in the highly sought after Lochardil area of the city, Ardness Place is ideally placed to take advantage of the good range of amenities locally including the local shops, the area is within the catchment area for Lochardil or Holm Primary Schools with older children attending Inverness Royal Academy. There is a regular bus service into the city with a stopping point just a few minutes walk from the property, the city bypass is also nearby. Lochardil woods are close at hand where there are woodland walks and where red squirrels and owls have been spotted. The house is deceptively spacious and is in walk-in condition. Having an enclosed and private back garden the property would provide an ideal family home. With some of the city's major employers nearby, the house would also be an excellent buy-to-let prospect.

Inverness provides all the facilities of a vibrant city including large shopping centres, recreational facilities and good road, rail and air links. There is also a wide choice of restaurants, quality hotels and there is a lively entertainment and cultural scene.

Services: Mains water, drainage, gas and electricity

Council Tax—D

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross & Arnot on 01349 862214

Mon to Thur 9am - 5pm or Fri 9am—4.30pm out of hours call 01463 231173

Mon to Fri 5pm - 9pm, Sat - 9am - 5pm and Sun 10am—4pm

or Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

Carpets, curtains, blinds and kitchen appliances are included in the sale price. The mention of appliances and or services does not imply that they are in full and efficient working order.

01349 862214

[www.middletonross.co.uk](http://www.middletonross.co.uk)

**Offers Over £165,000**

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## 31 Ardness Place

Lochardil

Offers Over £165,000

This attractive and spacious semi-detached house with enclosed garden is situated in the popular residential area of Lochardil on the south side of Inverness.

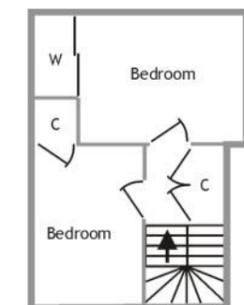
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### Ground Floor

Vestibule	1.32m x 1.02m
Lounge	4.79m x 3.25m
Kitchen/Diner	5.90m x 3.25 m
Utility	2.59m x 1.32m
Master Bedroom	3.75m x 2.59m
En-Suite Shower Room	1.66m x 1.36m
Family Bathroom	2.62m x 1.47m

### First Floor

Bedroom	3.44m x 2.38m
Bedroom	3.58m x 2.81m



First Floor



Ground Floor