



Services

Mains water, gas, electricity, and drainage.

Extras

All carpets and fitted floor coverings. Curtains, white goods and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows.

Council Tax Band

C

Viewing

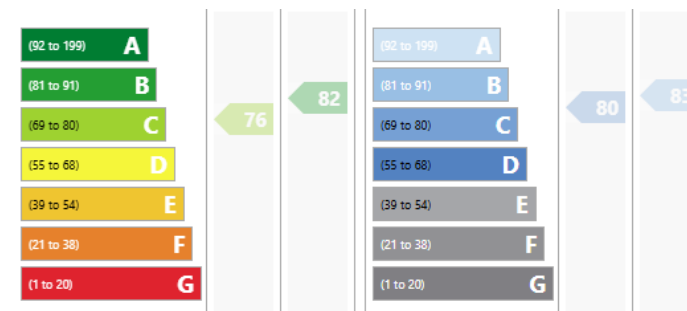
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £135,000
 A full Home Report is available via Munro & Noble website.



90 Scorguie Drive Inverness IV3 8SG

A two bedroomed four-plex maisonette, located in the popular Scorguie. It is fully double glazed, has gas central heating and boasts a rear garden and off-street parking.

OFFERS OVER 133,000

📍 The Property Shop, 20 Inglis Street, Inverness

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Property Overview



Four-Plex
Maisonette



2 Bedrooms



1 Reception



Office Potential



1 Bathroom



Gas



Garden



Driveway

Lounge/Dining Room



Property Description

Located on the West side of Inverness and appealing to a wide range of purchasers including first time buyers and buy to let investors, 90 Scorguie Drive is an attractive two bedroomed, four-plex maisonette which resides on a quiet street and benefits from partial views towards the city and Kessock Bridge. The property is accessed from the rear elevation and has the advantage of enclosed garden grounds, off-street parking and early viewing is recommended. Inside, the accommodation is spread over two floors and comprises a kitchen, a lounge/dining room, two bedrooms and a bathroom. The kitchen is fitted with wall and base mounted units with worktops, has splashback tiling and a stainless steel sink with drainer and mixer tap. There is an integral gas hob with extractor fan over, an electric oven and a free-standing fridge-freezer, washing machine and dishwasher which are included in the sale. The cosy lounge/dining room is a good size with a large picture window which allows the natural light to shine in. From here, a door gives access to the second bedroom which has a window to the side elevation and a small cupboard. This room could be utilised in a number of ways including as a office/study space for professionals who work from home. On the first floor of the property can be found a landing from which the principal bedroom and the partially tiled bathroom can be accessed. The bedroom has a Velux window to the rear elevation and two cupboards, while the bathroom has fitted storage facilities, a wash hand basin, WC and a bath with electric shower over. Further pleasing features include gas central heating, double glazed windows, and loft space. Externally, the garden is a combination of lawn and gravel, with a well positioned patio area, ideal for alfresco dining and soaking up the sunshine. The garden is enclosed by walling, fencing, and hedging, which provide a degree of privacy. Sited here is a timber shed which is included in the sale. To the side elevation lies a driveway, which is shared with the adjoining dwelling, and provides ample space for off-street parking. 90 Scorguie Drive is conveniently located within walking distance of the Caledonian Canal, Blackpark Filling Station and both primary and secondary schooling. Kinmylies shopping precinct is located nearby and includes a take-away restaurant, hairdresser, Spar store, a chemist and doctors surgery. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops.

Kitchen



Rooms & Dimensions

Lounge/Dining Room
Approx 2.97m x 5.36m

Bedroom Two
Approx 2.89m x 2.66m*

Kitchen
Approx 1.87m x 2.58m

Landing

Bedroom One
Approx 2.96m x 2.98m

Bathroom
Approx 1.88m x 2.24m

Bathroom



Bedroom One



Bedroom Two

