

Services

Mains gas, water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

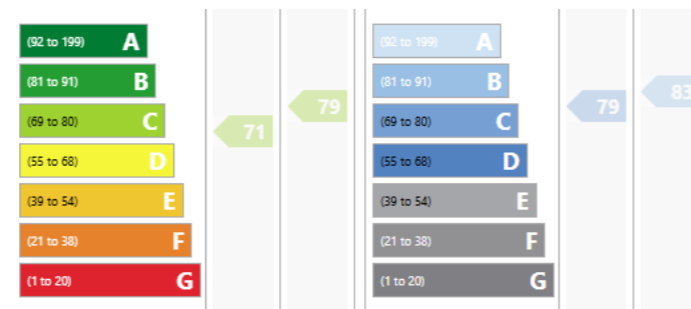
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £175,000
 A full Home Report is available via Munro & Noble website.



29 Scorguie Avenue
Inverness
IV3 8SD

A two bedroomed semi-detached bungalow located in the well-sought after area of Scorguie offering many pleasing features including off-street parking and gas central heating.

OFFERS OVER £174,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Semi-Detached Bungalow
- 2 Bedrooms
- 1 Reception
- 1 Wet Room
- Gas
- Garden
- Driveway



Lounge



Kitchen

Property Description

29 Scorguie Avenue is a two bedroomed, semi-detached bungalow which is located in the Scorguie district of Inverness. Benefiting from excellent off-street parking, double glazed windows, gas central heating and stunning views towards the Kessock Bridge, viewing is recommended to appreciate the potential within this lovely home. Inside, the accommodation requires modernisation, but once complete will suit a variety of potential purchasers including first time buyers, young families and those looking to downsize. Spread over one floor, the property comprises an entrance hall, which has three storage cupboards and gives loft access, a wet room which has a wash hand basin, a WC and electric shower, and two double bedrooms, both having fitted wardrobes. The spacious lounge is where breathtaking views of the city and towards the Kessock Bridge can be enjoyed, and gives access to the kitchen. This room is fitted with wall and base mounted units with worktops, has a 1 1/2 sink with mixer tap and drainer, and gives access to the rear garden. The integrated goods include an electric oven and a gas hob with extractor fan over. Included in the sale is the washing machine and fridge-freezer.

Externally, the property has gardens to the front and rear elevations, with a gravel driveway that lies to the side elevation and offers off-street parking.

The front elevation has mature shrubs and plants, while the rear elevation is laid to a combination of gravel and patio which is perfectly positioned to enjoy the sunshine. Sited here and included in the sale is a garden shed.

The property is conveniently located within walking distance of the Caledonian Canal, Blackpark Filling Station and Kinmylies Shopping area. 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.



Bedroom One



Bedroom Two

Rooms & Dimensions

Entrance Hall

Bedroom Two

Approx 2.46m x 2.55m

Bedroom One

Approx 2.72m x 3.18m

Lounge

Approx 4.69m x 3.26m

Kitchen

Approx 2.91m x 2.02m

Wet Room

Approx 1.67m x 2.00m



Wet Room

