

Services

Mains water, gas, electricity, and drainage.

Extras

All fitted floor coverings, blinds, white goods and a garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

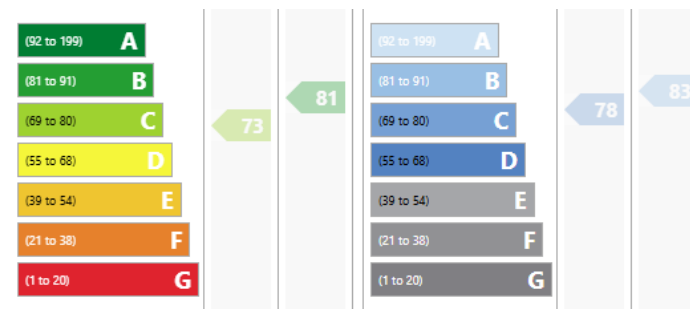
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £185,000
 A full Home Report is available via Munro & Noble website.



99 Overton Avenue

Inverness

IV3 8RR

A pleasant, two bedroomed semi-detached bungalow located in the well-sought after area of Scorguie offering many pleasing features including double glazing and off-street parking.

OFFERS OVER £184,000

📍 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



Office Potential



1 Bathroom



Gas



Garden



Driveway

Open Plan Lounge/Kitchen



Open Plan Lounge/Kitchen



Property Description

Located in a quiet cul-de-sac in the popular Scorguie area of Inverness, this pleasant two bedroomed, semi-detached bungalow is well-proportioned throughout, and benefits from double glazing, gas central heating and stunning wood floors throughout. The accommodation within has an open-plan kitchen/lounge, an inner hall off which can be found, two double bedrooms, (with one currently being utilised as a study with French doors leading to the rear elevation), and a modern bathroom comprising a bath with mains shower over, a WC and a wash hand basin within a vanity unit. The open-plan kitchen/lounge is the heart of the home and has dual aspect windows, providing a natural abundance of light to flood through the room. The lounge area has a feature Burley wood burning stove set on a slate hearth. The kitchen area is fitted with wall and base mounted units with worktops, has complimentary splashback tiling, a 1 ½ stainless steel sink with mixer tap and drainer, and a useful breakfast bar which provides ample space for informal dining. Located here and included in the sale are all integrated appliances (an electric oven and hob with extractor fan over), a dishwasher and an under-counter fridge-freezer.

Externally, the property boasts gardens to the front and rear elevations with the rear being laid to a combination of decking and patio, with a tiered lawn area with raised flower beds. Sited here is a timber shed which has power and lighting. The front elevation is laid gravel with mature flowers and plants. A tarmac driveway runs to the side elevation, providing ample space for off-street parking. This property would suit a variety of potential purchasers including first time buyers and the elderly alike, and viewing is encouraged.

Located in the Scorguie district of Inverness. Local amenities include both primary and secondary schooling, Blackpark Filling Station, Kinmylies shopping area and a bus service to Inverness city centre where further amenities can be found.

Rooms & Dimensions

Open Plan Lounge/Kitchen

Approx 5.34m x 4.61m

Inner Hall

Bathroom

Approx 2.00m x 1.68m

Bedroom Two

Approx 2.53m x 3.07m

Bedroom One

Approx 2.67m x 4.27m*

*At widest point

Bathroom



Bedroom One



Bedroom Two

