

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. White goods, two sheds and a greenhouse. The fish tank can be included in the sale if required.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

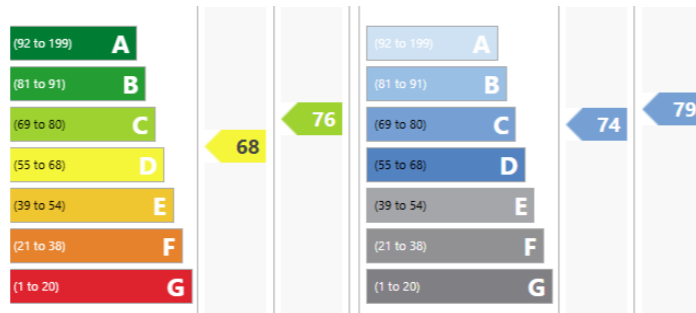
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £195,000
 A full Home Report is available via Munro & Noble website.



**3 Souter Drive
 Inverness
 IV2 4XG**

An appealing, two bedroomed semi-detached bungalow with decking area that benefits from gas central heating, gardens, and driveway.

OFFERS OVER £194,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

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01463 22 51 65

Property Overview

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

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Bedroom One



Kitchen



Property Description

3 Souter Drive is a fantastic, two bedroomed semi-detached bungalow located in the desirable Holm area of the city, and boasts a large driveway, low maintenance gardens and well positioned decking area. Enjoying a sizeable plot in a quiet cul-de-sac, early viewing of the property is essential to appreciate the quality of the accommodation within, as well its convenient location. Tastefully decorated in neutral décor throughout, this home is sure to appeal to a number of prospective purchasers including families, those looking to downsize and the elderly alike, as it provides a fantastic space for comfortable living and entertaining. Inside there are a number of features including a fitted kitchen, double glazed windows, gas central heating, and excellent storage, with both bedrooms having built-in wardrobes, as well as a hallway cupboard. Upon entering the bungalow, you are greeted with the bright and spacious entrance hall which has loft access and doors to the lounge, kitchen, two bedrooms and the wet room which comprises a vanity wash hand basin, VWC and an electric shower with low enclosure. The lounge is a generous, welcoming space and has a feature electric fire, perfect for enjoying cosy evenings indoors. From here, French doors open onto the decking area, proposing a lovely spot to enjoy the sun and peaceful setting. The modern kitchen is well equipped and features a range of glossy wall and base mounted units, along with worktops and splashback tiling. There is stainless steel sink with mixer tap and drainer, and has integrated appliances including a gas hob with fan over and electric oven. Included in the sale the fridge-freezer, washing machine and tumble dryer. Outside, the front garden has a large driveway, offering adequate space for off-street parking for a number of vehicles, and has a good sized garden shed. Further to this a smaller shed, located at the side elevation, which in turn leads to the sizeable rear garden. Incorporating areas of patio, and gravel, the rear garden features a greenhouse, a large raised bed, and a number of colourful shrubs, finished by a bark border. The property is situated in the rarely available Holm district of Inverness. Holm Primary school and Inverness Royal Academy lies within walking distance, along with the Inverness Leisure & and the community gardens located at Ness Side. Excellent amenities include a post office, a Tesco supermarket & petrol station, and a regular bus services into Inverness city centre where a more comprehensive range of amenities can be found including high street shops, the Eastgate Shopping Centre, bus & train stations, public houses and restaurants.

Rooms & Dimensions

Entrance Hall

Kitchen
approx 2.65m x 2.67m

Lounge
approx 3.47m x 5.52m

Wet Room
approx 1.78m x 1.66m

Bedroom One
approx 4.05m x 2.75m

Bedroom Two
approx 3.03m x 2.70m

Wet Room



Bedroom One



Bedroom Two

