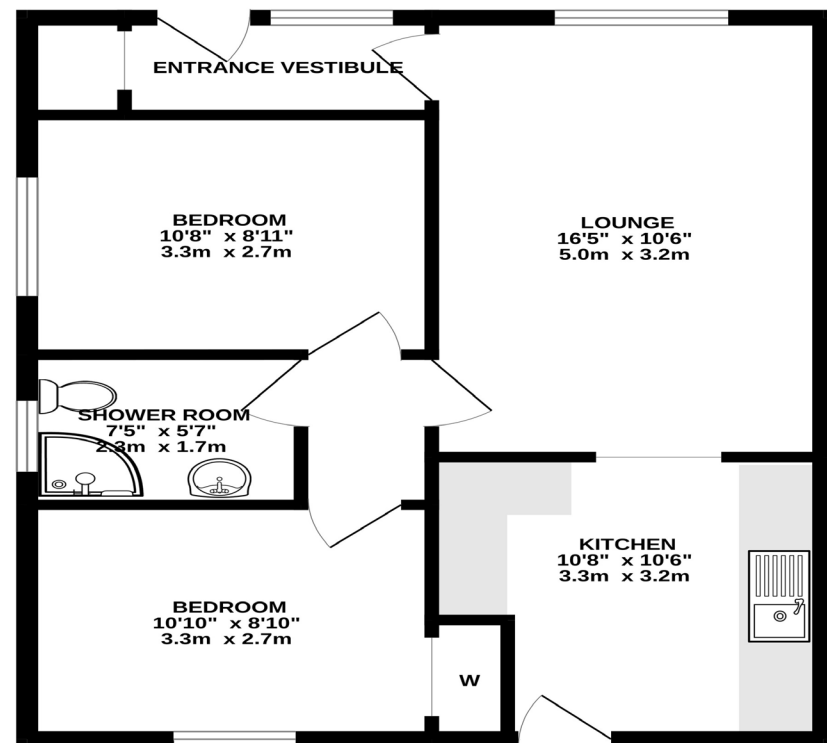




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, light fixtures, and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

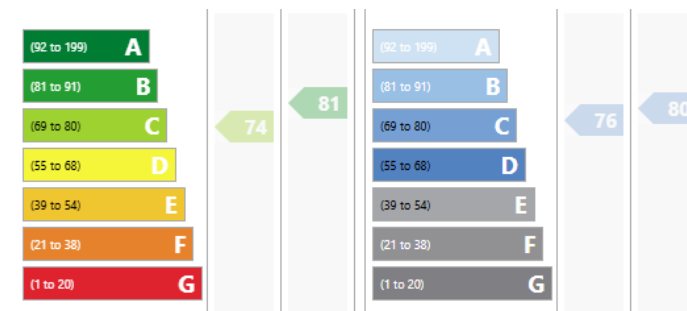
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £200,000
 A full Home Report is available via Munro & Noble website.



92 Blarmore Avenue Inverness IV3 8QU

An immaculate two bedrooomed, semi-detached bungalow which boasts front and rear gardens, a driveway and partial views over the city of Inverness.

OFFERS OVER £200,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



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.

Kitchen



Kitchen



Bedroom One



Bedroom Two





Property Description

Located on the West side of Inverness, 92 Blarmore Avenue is an appealing two bedroomed semi-detached bungalow that rests on a quiet street and provides a comfortable space for modern day living and entertaining. Finished to a high standard throughout, the owner has upgraded this home with a number of beautiful features including oak doors, a fitted kitchen, stylish light fixtures, which are complimented by feature lighting in the lounge, double glazed windows and gas central heating. It's tastefully decorated in neutral décor, which is sure to appeal to a number of prospective purchasers including first time buyers, young families, or those looking to downsize. Upon entering the property, you are greeted with the entrance vestibule (with fitted storage) which leads to the warm and inviting lounge. This bright and airy room has a large window to the front elevation, affording partial views over the city, and offers ample space for a table and chairs to enjoy memorable meals. From here, a bi-fold door opens onto the contemporary kitchen, designed by the reputable Howdens and hosts an excellent range of sleek wall and base mounted units with worktops and splashbacks, plus a sink with mixer tap and drainer. The integrated Neff appliances include an induction hob with fan over, and eye-level oven and grill/microwave, with further appliances including a fridge-freezer and washing machine. This rooms gives access to the rear garden and patio area. Off the inner hall are two bedrooms, with the principle bedroom having a double mirrored wardrobe, and the other having a cupboard. The shower room features a floating vanity basin with LED mirrored cabinet, a WC and wet-walled shower cubicle. The contemporary sanitaryware, chrome towel rail finish and striking tiles complete this deluxe room. Outside, the front garden is laid to lawn and paved slabs, with a selection of delicate plants and shrubs adding a pop of colour to this well maintained space. A driveway lies to the side elevation offering off-road parking for several cars and leads to the partially sloped rear garden. This area is laid to a combination of lawn, gravel and bark. It is enclosed by walling and fencing, and has a patio seating area for enjoying the warm days, a shed and useful outdoor tap. Blarmore Avenue is conveniently located within walking distance of the Caledonian Canal, Blackpark Filling Station and Kinmylies shopping precinct which includes a take-away restaurant, hairdresser, Spar store, a chemist and doctors surgery. Both primary and secondary schooling are within walking distance, and there is a regular bus service into Inverness City Centre.



- Rooms & Dimensions**
- Entrance Vestibule
Approx 1.47m x 1.27m
- Lounge/Dining Room
Approx 3.20m x 5.01m
- Kitchen
Approx 3.17m x 3.29m
- Inner Hall
- Bedroom One
Approx 2.62m x 3.30m
- Shower Room
Approx 1.69m x 2.28m
- Bedroom Two
Approx 3.30m x 2.59m

