



**Services**

Mains gas, water, electricity and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. Washing machine, gas cooker, dishwasher and undercounter fridge and freezer. Garden shed.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**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.



**16 Burn Brae Crescent  
 Inverness  
 IV2 5TN**

A fantastic two bedroomed, semi-detached bungalow located on the East side of Inverness which boasts a rear garden, off-street parking and gas central heating.

**OFFERS OVER £198,000**

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 Bathroom
- 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.



### Property Description

Occupying a generous plot in the sought after Westhill area of city, 16 Burn Brae Crescent is an attractive, two bedroomed semi-detached bungalow that offers comfortable and spacious accommodation and will appeal to a number of purchasers, including young families, the elderly alike and buy to let investors. In walk-in condition throughout, this warm and welcoming home offers numerous pleasing features including gas central heating, double glazed windows, an enclosed rear garden which offers excellent potential for extending and excellent storage provisions. Internally, an entrance hall gives access to the open plan lounge/dining room, two double bedrooms, both of which benefit from fitted storage facilities, and a light and airy bathroom which comprises a wash hand basin, WC and a bath with shower overhead, finished by modern wet-walling. Boasting a large window to the front elevation, offering a natural abundance of light to flood the room throughout the day, the lounge is a bright, but cosy room, ideal for relaxing and allows sufficient space to accommodate a table and chairs for dining. The well appointed kitchen is accessed from the lounge, and is fitted with ample wall and base mounted cabinets, and is completed by worktops and a matching breakfast bar. There is a stainless steel sink with mixer tap and drainer, and free-standing goods located here and included in the sale consist of a gas cooker with extractor fan over, a dishwasher, washing machine and undercounter fridge and freezer. The partially floored loft has a fitted ladder, lights, and is accessed from the hall, which also has two great sized cupboards.

Outside, the front elevation is laid to lawn and has a tarmac driveway, offering off-street parking for two vehicles. The rear garden can be entered from the side and rear elevation, and incorporates areas of lawn and gravel. Sited here is a useful timber shed which rest in the corner of the grounds. High hedging and timber fencing provides an enclosed, private environment, whilst a small patio area is well positioned to enjoy the sunshine in the warm summer months. Early viewing of this lovely bungalow is essential to fully appreciate the accommodation within, as well as the convenient and peaceful location.

Burn Brae Crescent is situated in the Westhill district of Inverness, with local amenities including a Scotmid shop, takeaway, beauty therapist and a private nursery. A daily bus service provides access into Inverness city centre where further amenities can be found. Culloden is approx. 1.3 miles away where a selection of shops, a public house, bakery, and medical centre can be found.

### Rooms & Dimensions

Entrance Hall

Lounge/Dining Room

Approx 3.57m x 5.49m

Kitchen

Approx 3.51m x 2.80m

Bedroom One

Approx 3.31m x 2.99m

Bathroom

Approx 2.18m x 2.29m\*

Bedroom Two

Approx 2.99m x 3.01m

\*At widest point

