

64 SCORGUIE DRIVE, INVERNESS IV3 8SG



3 bedroom detached bungalow with panoramic view over Inverness towards the Kessock Bridge and the Moray Firth.

The property is in excellent condition throughout and benefits from double glazing and gas central heating. Viewing is highly recommended to appreciate the accommodation and location.

- HALL
- LOUNGE/DINING ROOM
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- GARDEN
- SHED
- OFF-STREET PARKING

OFFERS AROUND £185,000

HSPC REF No: 49107

The popular Scorguie area of Inverness offers many local amenities and there is a regular bus service into the City centre. Local schooling is available at Muirtown Primary School and Charleston Academy.

Inverness is the capital of the Highlands and offers a fine array of shopping, entertainment and leisure facilities and enjoys excellent links to other parts of the UK via road, rail and air.

ACCOMMODATION

The front door leads into:

HALLWAY

The L-shaped hall has doors off to Lounge/Dining Room, 3 bedrooms and Bathroom. There is an airing cupboard and 2 further large storage cupboards (one housing the gas fired combi boiler). Vinyl flooring. Radiator. Ceiling lights. Smoke alarm. Access hatch to loft.

LOUNGE/DINING ROOM (7.18M x 3.57M (AT WIDEST) (23'6" x 11'8"))

15 panel glazed door from the hall leads into the bright and spacious lounge/dining room with picture window to front providing spectacular uninterrupted views over the city and the Moray Firth. Window to rear garden at dining area. Open archway between lounge and dining areas. Fitted carpet. Radiator. Ceiling lights with glass shades. 2 radiators. Curtain pole & curtains and vertical blinds at front.



KITCHEN (3.28M x 2.78M) (10'9" x 9'2")

15 panel glazed door leads to good sized kitchen with window to rear and door with frosted glass panel to rear garden/patio. Fitted with a range of beech wall and floor units housing integral washing machine, dishwasher and fridge/freezer and black gloss laminate worktops. Mosaic tiled splashbacks above work areas. Built under electric oven and ceramic hob with hood. Stainless steel sink with mixer tap and drainer. Tile effect vinyl floor. Recessed spotlights. Stainless steel switchplates. Window blind. Double radiator.



BEDROOM 1 (3.69M x 3.39M) (12'1" x 11'1")

Good sized double bedroom with window to rear. Fitted wardrobe with mirror doors providing ample hanging space and



shelving. Ceiling light. Radiator. Fitted carpet. Metal curtain pole, curtains and vertical blinds.

BEDROOM 2 (3.38M x 2.64M) (11'1" x 8'8")

Double bedroom with window to front. Fitted wardrobe providing hanging space and shelving. Ceiling light. Radiator. Fitted carpet. Curtain pole, curtains and vertical blinds.



BEDROOM 3 (2.90M x 2.50M) (9'6" x 8'2")

Bright room with window to front. Built in wardrobe. Ceiling light. Radiator. Laminate floor. Vertical blinds and curtains.



BATHROOM (2.70M x 1.89M) (8'6" x 6'2")

Frosted window to rear. Fitted with 4 piece white suite comprising WC, bath, washbasin and shower cabinet with Mira electric shower and glass doors. Partly tiled walls and wet wall panels in shower enclosure. Recessed spotlights. Wall mirror. Radiator. Mosaic effect Vinyl floor. Roller blind. Towel rail.



BUYING OR SELLING? FOR A COMPLETE SERVICE CONTACT

MACARTHUR & CO Telephone (01463) 234445 Fax (01463) 224995 E-mail: property@macarthur.co.uk

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GARDENS

A driveway leading to the side of the house provides off street parking. The front and side gardens are covered with decorative stone chips for low maintenance with a selection of mature shrubs. There is a sheltered gravel and paved area to the rear of the house with a good sized timber garden shed and a terraced sloping lawn with mature shrubs accessed via steps. Spectacular views over the city particularly from the front garden. Rotary clothes dryer.



EXTRAS

All carpets and fitted floor coverings, blinds, curtains and curtain poles, light fittings and integral kitchen appliances are included in the sale.

SERVICES

Mains water, electricity, gas and drainage. Telephone and broadband connections subject to usual arrangements with service providers.

HEATING

Gas central heating.

COUNCIL TAX BAND

Band E.

EPC

Band C.

ENTRY

By mutual agreement.

HOME REPORT

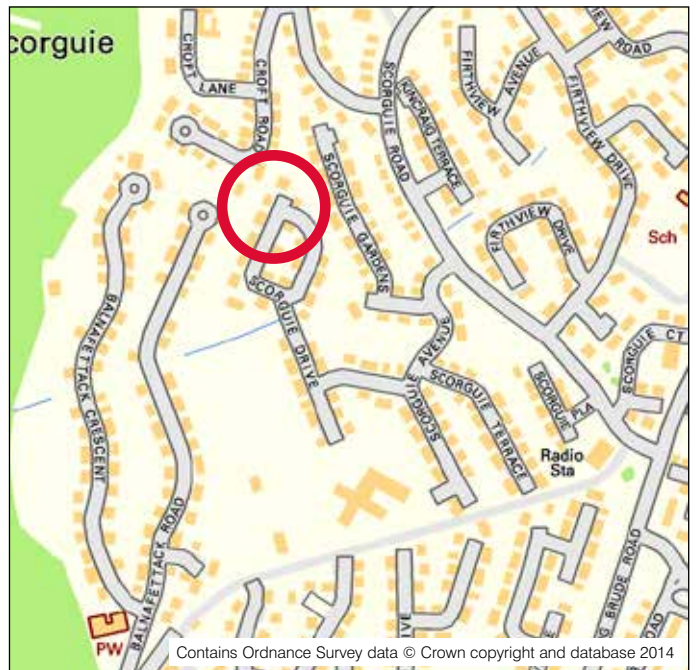
A Home Report is available for this property at www.packdetails.com quoting reference HP360712 and postcode IV3 8SG.

VIEWING

Strictly by appointment by telephoning the Seller on (01463) 232882 or through the Selling Agent on 01463 234445.

ASKING PRICE

Offers around £185,000



IMPORTANT NOTES

All particulars regarding the property, including measurements and price, are for the convenience and information of intending purchasers only. Whilst the information given is believed to be correct it is not warranted and does not form part of any contract.

Whilst we endeavour to make our particulars of sale as accurate and reliable as possible, if there is any point which is of particular importance to you please contact us and we shall be pleased to check the information. Please do so particularly if you are contemplating travelling some distance to view the property.

The photograph(s) show only certain parts of the property. You should not assume that other areas not shown are similar to those in the photograph(s). Please ask for further information if required.

Should any inaccuracy or error in the particulars come to your attention please let us know so that we can make the necessary correction immediately.

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