

28 Craigard Terrace, Inverness, IV3 8PS

**£185,000 Offers Over**

Type: End of Terrace

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Full Details

An excellent opportunity has arisen to purchase this beautifully extended 3-bedroom house with ample garden area in the Scorguie area of Inverness. The property originally a 2 bedroom with garage has been extended with the garage being converted to a downstairs bedroom with en suite shower room.

The property comprises as follows. Ground floor - front door, porch, lounge, dining room kitchen downstairs bedroom with ensuite. First floor - 2 double bedrooms and family bathroom.

All bedrooms are of good size with the garden and bedroom to the rear of the property having beautiful views over the city. The current owners use the downstairs facilities ie bedroom and ensuite for air B and B.

Property Location: Situated in the much sought after Scorguie area of Inverness it is close to all local amenities and within walking distance of Inverness City Centre. Excellent facilities can be found very close by also at Charleston shopping complex which include a general store, post office and take-aways. Schooling can be found at primary's either Muirtown or Kinmylies with secondary pupils attending Charleston Academy all of which are within walking distance. A regular bus service is available to and from the City Centre. Inverness City Centre offers extensive shopping leisure and entertainment facilities.

Council Tax: C. EPC: C

Extras: All fitted floor coverings, fixtures and fittings. Fitted window blinds. All integrated appliances including gas hob, electric oven, extractor fan.

Services: Main's gas, electricity, water and drainage. Telephone, satellite and broadband.

Entry: To be mutually agreed. Viewings: Direct with Smart Moves.

Room Measurements: Lounge - 7.17m x 3.02m. Kitchen- 3.00m x 3.33m. Hall- 4.05m x 1.63m. Bedroom 1- 4.03m x 3.05m. Bedroom 2 - 2.67m x 2.90m. Bedroom 3 TBC.

Property Features

- ✓ 3 Bedroom family home
- ✓ Popular Muirtown area
- ✓ City views

- ✓ Air B and B potential
- ✓ Downstairs shower room

[More Photos on following page](#)

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