

## 34 Castle Heather Avenue, Inverness, IV2 4DR



**£162,000** Offers Over

Type: Semi-Detached

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

### Full Details

Fantastic opportunity to purchase a lovely 2 bed semi-detached house in the popular Castle Heather area of Inverness. This well-presented property has some great features including driveway, enclosed gardens which are not overlooked and neutral décor throughout. The property is in walk in condition and benefits from gas central heating and double glazing throughout.

The property comprises of entrance porch, lounge, kitchen, 2 double bedrooms and family bathroom. The lounge is bright and airy and leads to the kitchen, the kitchen hosts a range of benefits with integrated appliances such as electric oven, gas hob and extractor fan. The kitchen also has a door leading to the fully enclosed rear garden which makes great space for hosting family gatherings with its patio area and being fully private. There are two large storage cupboards also on the ground floor. Upstairs there are 2 good-sized double bedrooms one of which benefits from beautiful new built-in wardrobes. There is also a useful storage cupboard situated in the hallway. The family bathroom completes the accommodation and benefits from electric shower over bathtub.

Outside, the fully enclosed garden grounds are surrounded by beautiful trees and shrubbery there is also a large patio area. To the side of the property there is a driveway for space for at least 2 vehicles and the front is laid to lawn. Overall, this lovely property is in walk in condition and would be an ideal purchase for a variety of purchasers looking for a nice home in a very popular area of Inverness.

Property Location: The property is set in the popular Castle Heather area of Inverness and has access to excellent local amenities nearby including Inshes Retail Park, Gyms, Bingo Hall, takeaway outlets and restaurants which are all situated just off the Southern Distributor Road. Its close proximity to Raigmore Hospital is also of huge benefit to some. Primary Schooling can be found at Hilton primary and also Drakies Primary School, Secondary Schooling can be found at Inverness Royal academy both within a very short walking distance. There is a regular bus service to and from the city centre for a more extensive range of shopping, entertainment and leisure facilities associated with modern day city living.

Council Tax: Band C. EPC: D

Extras: All fitted floor coverings, fixtures and fittings including fitted window blinds. All integrated appliances including induction hob, electric oven, and extractor fan. Services: Main's gas, electricity, water, and drainage. Telephone, broadband and satellite. Entry: To be mutually agreed. Viewings: Direct with Smart Moves only.

Room Measurements: (for guidance only). Lounge – 3.69 x 4.19. Kitchen – 3.69 x 2.53. Bedroom 1 – 2.62 x 3.71. Bedroom 2 – 3.71 x 2.56. Bathroom – 1.45 x 2.78

### Property Features

- ✓ 2 Bedroom semi detached house
- ✓ Ideal for first time buyers or Investors
- ✓ Neutral decor throughout
- ✓ Private Driveway
- ✓ Fully enclosed garden
- ✓ Double glazing
- ✓ Gas central heating

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