

## 7 Firthview Avenue, Inverness, IV3 8NT



£140,000 Offers Over

Type: Semi-Detached

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

### Full Details

Excellent opportunity to purchase this lovely 1 bedroom semi-detached bungalow in the popular Scorguie area of Inverness. The setting of the property is perfect, set in a prime spot in an elevated position with beautiful views overlooking Inverness. The property is in walk in condition and benefits from gas central heating and double glazing throughout.

The property comprises of entrance hall, good-sized lounge, kitchen, bathroom and double bedroom. The lounge has large windows to the front which allows plenty of natural light to stream in and has additional storage space. The kitchen benefits from integrated appliances such as electric oven, induction hob and extractor fan. There is plenty of fixture and fittings and the fridge/freezer is also included in the sale. The double bedroom is located at the rear of the property and benefits from sliding mirrored wardrobes. The bathroom comes fully fitted with shower over bathtub.

Outside, to the front of the property the garden is easy maintainable and is mostly laid to lawn. The fully enclosed rear garden is laid to lawn with a patio and decking area. There is a large driveway to the side of the property which has ample space for several vehicles. Overall, this lovely property is in walk in condition and would be an ideal purchase for a variety of purchasers looking for a quality home in a semi-rural location.

**Property Location:** The property is quietly situated in the Scorguie residential area of Inverness, approximately two and a half miles from the city centre. Excellent facilities can be found nearby at Charleston Shopping Complex which include a general store, post office, pharmacist and take-away. Education is provided at Kinmylies and Muirtown Primary Schools, with Secondary pupils attending Charleston Academy, all of which are within walking distance. A regular bus service to and from the City Centre is routed outside the property. Inverness City centre, a short distance away, offers extensive shopping leisure and entertainment facilities along with excellent road rail and air links.

Council Tax: Band B. EPC: C.

**Extras:** All fitted floor coverings, fixtures and fittings including fitted window blinds. All integrated appliances including induction hob, electric oven, extractor fan. Fridge/freezer and garden shed.

**Services:** Mains gas, electricity, water and drainage. Telephone, broadband and satellite. Entry: Immediate entry available.

**Viewings:** Direct with Smart Moves only.

### Property Features

- ✓ 1 bedroom semi-detached bungalow
- ✓ Lounge, kitchen, bathroom and double bedroom
- ✓ Popular Scorguie area of Inverness
- ✓ Fully enclosed rear garden with driveway
- ✓ Perfect for first time buyers or investment opportunities

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