



Innes & Mackay

75 FIRTHVIEW DRIVE, SCORGUIE, INVERNESS, IV3 8NS

- SEMI-DETACHED BUNGALOW LOCATED IN THE POPULAR SCORGUIE DISTRICT OF INVERNESS
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- THREE BEDROOMS
- DETACHED GARAGE
- VIEWS TOWARDS MORAY FIRTH

**OFFERS OVER
£215,000**



PROPERTY DESCRIPTION

Located in the popular Scorguie area of Inverness, this semi-detached bungalow is located close to schools and within easy reach of the city centre. The property, which benefits from double glazing comes with off-street parking and detached single garage to the rear. This property represents an ideal home for a young family, or someone who requires accommodation on one level.

LOCATION

Located on the west side of the city and within easy walking distance of Muirtown Primary School, Charleston Academy and Telford Retail Park, Firthview Drive is an established residential area in a convenient location. This popular area also boasts a regular bus service to and from the city centre.

GARDENS

The enclosed gardens are bordered with mature hedging and small wooden fence, providing good privacy. The garden to the front is laid to lawn and planted with a variety of plants and shrubs, which continues along the side of the property. A paved pathway proceeds to the front door and to the rear

garden. The garden to the rear is also laid to lawn. A paved pathway continues to the detached garage to the rear.

HALLWAY

The hallway is laid with carpet and provides access to the lounge/diner, three bedrooms and shower room. Three cupboards provide ample storage, one of which houses the boiler.

LOUNGE/DINER

6.42m x 3.84m (21'0" x 12'7")

This room is a generous size, with a large window to the front elevation enjoying views across to the Moray Firth. This room is laid with carpet and provides ample space for dining furniture. Access is provided to the kitchen.

KITCHEN

3.01m x 2.88m (9'10" x 9'5")

The kitchen is fitted with wall mounted and floor based units with worktop, integrated oven with ceramic hob, under counter fridge and washing machine. This room is laid with laminate and has a window to the rear elevation. Access is provided to the garden.



BEDROOM 1

3.72m x 2.97m (12'2" x 9'8")

This good-sized double bedroom, located to the front, is laid with carpet and benefits from a double integral wardrobe with sliding doors.

BEDROOM 2

3.44m x 2.67m (11'3" x 8'9")

Bedroom two is another well-proportioned double room, laid with carpet. There is a window to the rear elevation and a single integral wardrobe.

BEDROOM 3

3.45m x 2.58m (11'3" x 8'5")

Bedroom three is laid with carpet and has a window to the rear elevation. This double bedroom also benefits from a double integral wardrobe with sliding doors.

SHOWER ROOM

2.25m x 1.81m (7'4" x 5'11")

This room is furnished with a wash hand basin with fitted storage below, WC and shower cubicle with mains shower. There is a window to the side elevation.

PARKING

Detached garage to the rear. Driveway parking for 1 car.

GLAZING

Double glazing

HEATING

Gas central heating

COUNCIL TAX BAND - D

EPC BAND - C

SERVICES

Mains water, gas, drainage, electricity, television and telephone points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures, under counter fridge, washing machine and tabletop freezer.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.









Illustration for identification purposes only, measurements are approximate, not to scale. floorplans/lsketch.com © (ID1104869)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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