

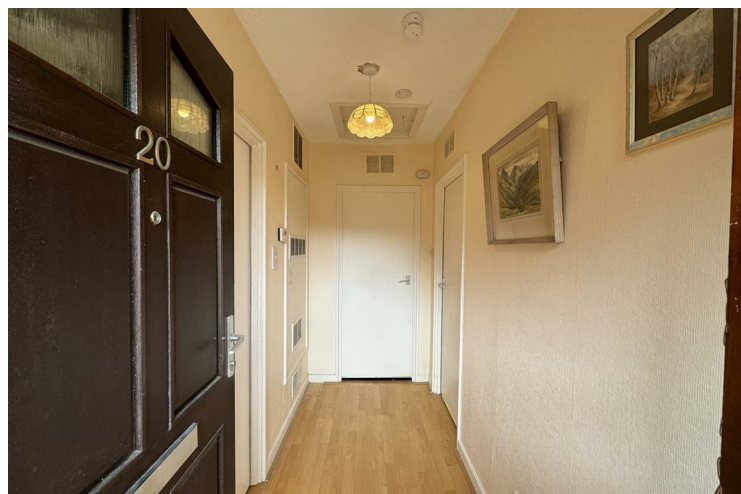


Innes & Mackay

20 BRUCE AVENUE, DALNEIGH, INVERNESS, IV3 5HE

- ONE BEDROOM END-TERRACED BUNGALOW
- LOCATED IN THE POPULAR DALNEIGH AREA OF INVERNESS
- IDEAL FOR A VARIETY OF PURCHASERS
- BRIGHT AND WELL-PROPORTIONED ACCOMODATION
- WELL MAINTAINED ENCLOSED GARDEN
- DRIVEWAY PROVIDING AMPLE PARKING

**OFFERS OVER
£115,000**



PROPERTY DESCRIPTION

This immaculate end-terraced bungalow is conveniently located within walking distance of the city centre. The property which benefits from bright and well-proportioned accommodation throughout also enjoys a generous enclosed garden and offers ample off-street parking. Early viewing is recommended.

LOCATION

Located in the popular residential area of Dalneigh, the property is within easy reach of the city centre. Inverness Leisure centre and Eden Court are also located nearby. Locally there is a corner shop within walking distance and a further range of shops, a Post Office, primary and secondary schooling within the Dalneigh district. There is a regular bus service to and from the City centre all adding to the appeal and convenience.

GARDEN

The enclosed gardens to the front, side and rear are laid to lawn and planted with a variety of colourful plants and shrubs. A timber ramp provides wheelchair access to the rear door. There is a paved

driveway to the rear providing ample parking for two cars.

ENTRANCE HALL

The front door opens into the hallway which is laid with laminate. Access is provided to the lounge, bedroom and wet room. There is a cupboard housing the boiler and ceiling hatch to the loft space.

LOUNGE

4.21m x 3.63m (13'9" x 11'10")

This bright and comfortable room is laid with carpet and has a large window to the front elevation. Access is provided to the kitchen.

KITCHEN

3.02m x 2.87m (9'10" x 9'4")

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, freestanding oven and washing machine and space for a fridge freezer. This room is laid with vinyl flooring and benefits from two cupboards providing ample storage. Access is provided to the rear garden.



BEDROOM

3.76m x 3.27m (12'4" x 10'8")

This good-sized double room has a window to the rear elevation and benefits from a deep single wardrobe. Laminate flooring completes this room.

SHOWER ROOM

2.39m x 1.91m (7'10" x 6'3")

The shower room is furnished with a wash hand basin, WC, electric shower with folding seat and half height doors with shower curtain, wall mounted vanity unit and extractor fan. There is a window to the front elevation.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Driveway parking to the rear.

COUNCIL TAX BAND - A

EPC BAND - C

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, oven and washing machine.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.



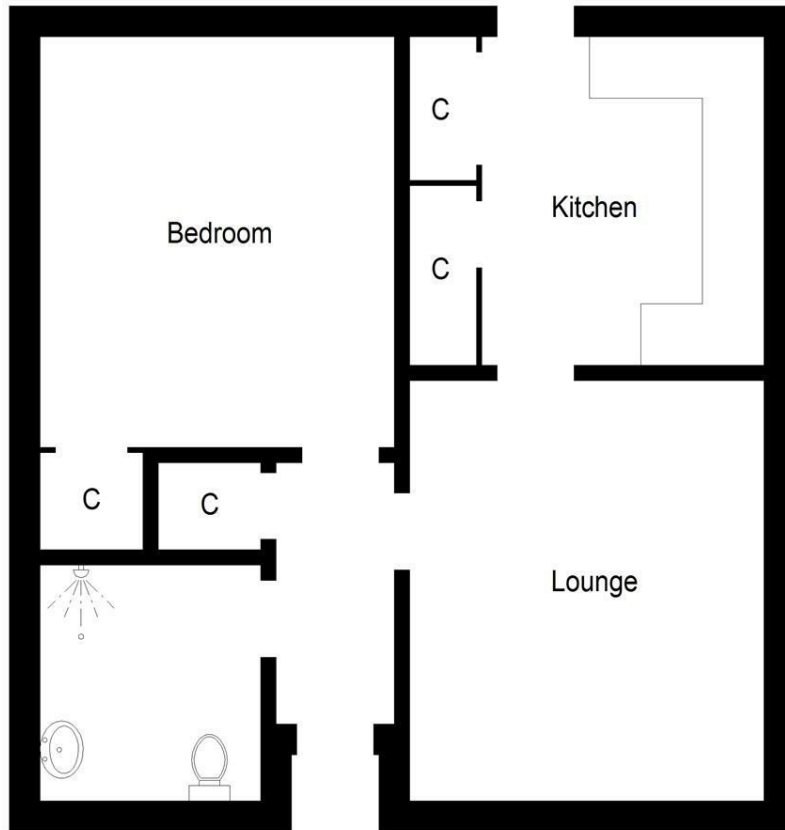


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID 1112345)







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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