Innes & Mackay

Heathmount, 2 Bishops Road, Inverness, IV3 5SD

- DETACHED THREE BEDROOM BUNGALOW
- LOCATED WITHIN WALKING DISTANCE OF CITY CENTRE AND RIVER NESS
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- AMPLE DRIVEWAY PARKING
- DETACHED SINGLE GARAGE
- IDEAL FOR GROWING FAMILY/RETIREMENT PROPERTY

Offers Over £300,000

PROPERTY DESCRIPTION

Viewing comes recommended for this three bedroom detached bungalow, situated in an ideal position close to the city centre. The spacious bungalow enjoys bright and well-proportioned accommodation throughout comprising lounge, kitchen, dining room, three bedrooms and bathroom. This home, which would be ideal for a growing family or retirement property, sits within good sized garden grounds with detached garage and ample driveway parking.

LOCATION

The property is set in a prime location on the west side of the River Ness within easy walking distance of the city centre and local amenities. Eden Court Theatre and Inverness Tennis & Squash Club are conveniently close by and Inverness Leisure Centre, Bught Park & the Ice Centre are a short distance away. Pleasant walks are available along the nearby River Ness, with the Ness Island and the Caledonian Canal within easy reach. Local shops, bakery, hot food takeaways and Tesco Metro are all close at hand as are a wide range of restaurants and hotels. Primary school children would attend Central Primary School with older children attending Inverness High School, both of which are within walking distance.

GARDEN

The gardens to the front have an area laid to lawn, with a surrounding border of mature trees, hedging and shrubs. There is a driveway to both sides of the property allowing ample parking for a number of cars, along with a detached single garage to the rear. The well-manicured rear garden is predominantly laid to lawn, with an array of plants and shrubs and surrounded by hedging and fencing. There is a paved patio area providing a pleasing seating area from which to enjoy the sun. Greenhouse and shed are included in the sale.

ENTRANCE VESTIBULE

The front door opens into the entrance vestibule, where access is provided to the lounge.

LOUNGE

4.21 x 3.98 (widest) (13'9" x 13'0" (widest))

The lounge, laid with carpet, is a bright room courtesy of the large window to the front elevation.

Access is provided to the hallway.

HALLWAY

The hallway provides access to the kitchen, dining room, three bedrooms, bathroom and storage cupboard. Access is also provided to the partially floored loft space via a ceiling hatch with drop down ladder.

KITCHEN

4.39 x 4.13 (14'4" x 13'6")

The kitchen is fitted with floor based units and wall mounted cupboards all providing good storage and working areas. There is a double sink with drainer to the side located below the window to the side elevation, induction hob with extractor hood over, integrated dishwasher, fridge freezer and oven along with space for small dining furniture. Vinyl flooring, tiling between the units and part glazed door leading to the rear garden complete this room.

DINING ROOM

4.09 x 3.28 (13'5" x 10'9")

The dining room, laid with carpet, is a well-proportioned room located to the front elevation.

BEDROOM 1

4.36 x 2.95 (14'3" x 9'8")

Bedroom one is a large double room benefiting from windows to the side and rear elevations. Carpet completes this room.

BEDROOM 2

3.30 x 3.28 (10'9" x 10'9")

The second bedroom, located to the front of the property, is a double room with integrated wardrobes providing good storage. Carpet.

BEDROOM 3

3.07 x 2.34 (10'0" x 7'8")

Bedroom three is a single room to the rear, benefiting from a shelved single cupboard with further storage above. Carpet.

BATHROOM

3.16 x 1.82 (10'4" x 5'11")

The bathroom is furnished with a WC and wash hand basin with fitted storage, bath and shower cubicle housing mains shower. Vinyl flooring, extractor fan and window to the rear completes this room.

HEATING

Gas central heating.

GLAZING

Primarily double glazing, with the exception of the front and rear entrance doors which are single glazed.

PARKING

Ample off-street driveway parking. Detached single garage.

SERVICES

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

COUNCIL TAX BAND - E

EPC BAND - D

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings and integrated appliances. Furniture can also be included in the sale. Greenhouse and shed.

VIEWING ARRANGEMENTS

By appointment only through Innes and Mackay on 01463 251200.

GROUND FLOOR

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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com