



PETER MURPHY & Co
ESTATE AGENTS



43 Firthview Avenue, Inverness, IV3 8NT

Offers Over £260,000

This immaculate 3 bedroom detached bungalow offer spacious accommodation for the discerning buyer in a quiet cul-de-sac in the popular residential area of Scorguie. With stunning views this lovely home will suit all types of buyers. The entrance door opens to the vestibule and into the hallway. Door to left leads into the spacious lounge/dining room, which opens to the modern kitchen. The hallway leads to the modern & stylish shower room and 3 good sized double bedrooms, all with fitted storage. Externally the property is approached by a large lock-block driveway providing off street parking for several vehicles. The side and front gardens are laid to lawn with a large area of decking to the front providing an ideal area for outside entertaining and relaxing. There is also a shed at the end of the driveway with ample space for a detached garage.

ENTRANCE HALLWAY

External door opens to the vestibule and through to the hallway. Storage cupboard.

LOUNGE/DINING ROOM

The lounge/dining room is open plan to the kitchen and provides ample dining space. There is a large picture window to front offering stunning views over Inverness and ensuring plenty natural light reaches this comfortable living space. .



KITCHEN

The modern kitchen has a good selection of wall and base units with contrasting worktops.



BEDROOM 1

This double bedroom has a window to front and fitted wardrobe.



BEDROOM 2

This double bedroom has a window to side and fitted wardrobe.



BEDROOM 3

This double bedroom has a window to rear and fitted wardrobe.



SHOWER ROOM

The modern & stylish shower room includes wc, wash hand basin and large shower enclosure with mains shower.



FRONT GARDEN

The side and front gardens are laid to lawn with a large area of decking to the front providing an ideal area for outside entertaining and relaxing.



REAR ELEVATION

In the rear garden there is also a shed at the end of the driveway with ample space for a detached garage. Pathway runs along the side to the front garden.



VIEWS



LOCATION

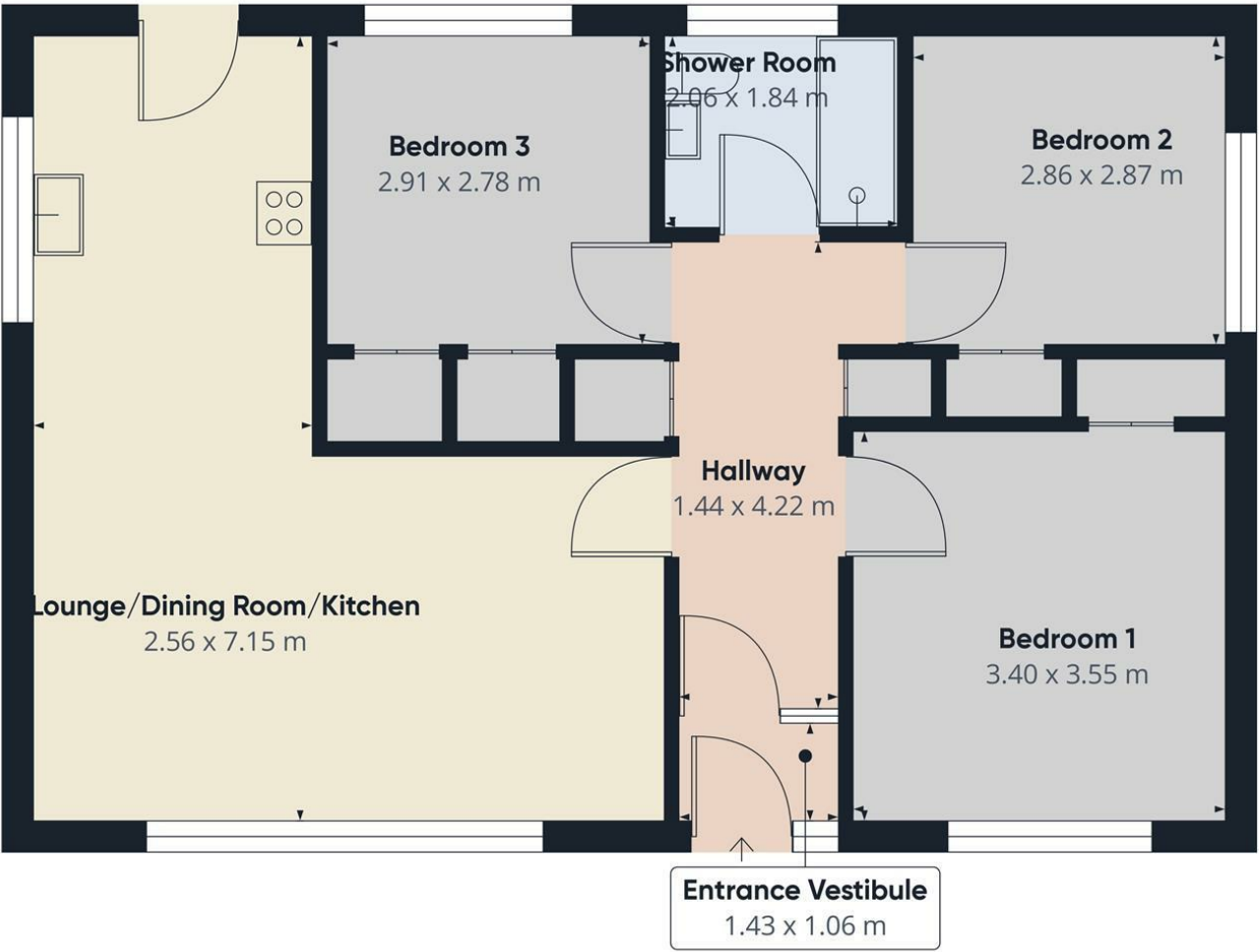
The property is located in a quiet cul-de-sac in the well-established and hugely popular residential area of Scorguie, within walking distance of Muirtown Primary School and Charleston Academy. There are good local amenities including a shopping precinct, doctors surgery and pharmacy at nearby Kinmylies. There are also pleasant forest and canal walks in this area. There is a regular bus service to and from the city centre. Inverness offers an extensive range of shopping, leisure and entertainment activities. There is also good rail, bus and air links to the south.

MISCELLANEOUS INFORMATION

Tenure - Freehold
Council Tax - Band E

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



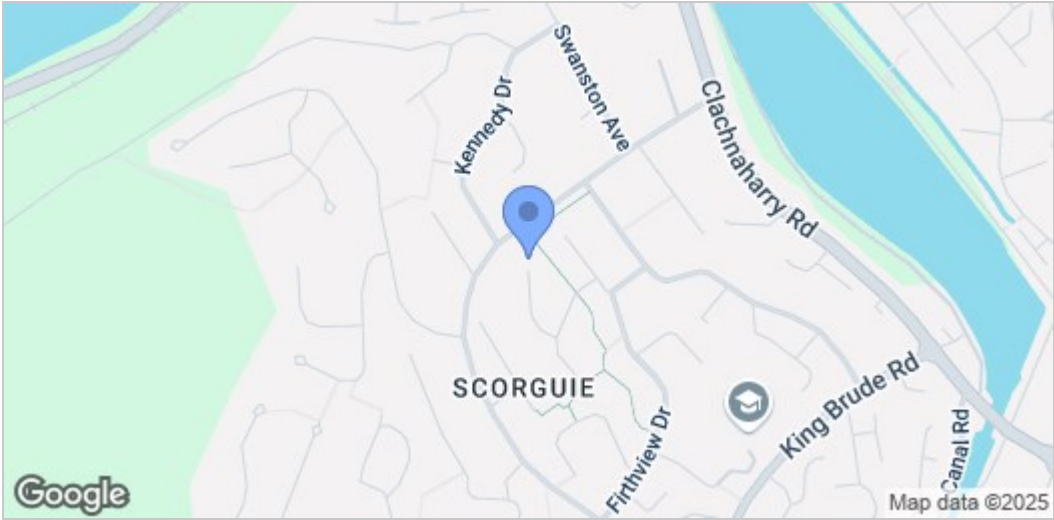
Approximate total area
73.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.