



BELVOIR!

Rowan Grove, Inverness, IV2 7PG
Offers Over £205,000

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*** 20K BELOW HOME REPORT VALUATION ***

A fantastic opportunity to purchase this three-bedroom detached bungalow located in a sought after residential area of Inverness. This property would suit a wide range of potential buyers.

Accommodation comprises, Entrance hall, Guest W.C, Lounge, Kitchen, Bathroom and three Bedrooms.
The property further benefits from Gas Central heating, Double glazing, Front and Rear gardens and a driveway providing off street parking for several cars.

EPC - C
Council Tax - E

Vestibule 7'1" x 4'0" (2.16 x 1.24)

The front door opens into the vestibule leading to the W.C and Lounge.
Neutral carpet.
Ceiling light fitting.
Central heating radiator.

W.C 6'6" x 3'3" (2.00 x 1.01)

WC and a built in sink with cupboard.
Neutral carpet.
Ceiling fitting.
Central heating radiator.

Lounge 21'10" x 11'8" (6.67 x 3.57)

Bright spacious lounge with west facing window to the front aspect.
Space for a dining table and chairs.
Feature gas fire place with wooden surround.
Fitted carpet.
Two ceiling light fittings.
Mains wired smoke alarm and carbon monoxide detector.

Kitchen 9'9" x 8'11" (2.99 x 2.74)

Modern fitted kitchen with ample beech wood effect wall and base units with complementary wood effect worktops.
Appliances include a gas hob with extractor hood, an integrated electric oven, a stainless steel sink with drainer a freestanding Kenwood fridge freezer and Beko washing machine.
Side exterior door with glass window leading to driveway.
Mains wired heat detector. Battery powered carbon monoxide detector.
Gas combi boiler installed in wall unit.

Inner Hall 9'10" x 3'2" (3.00 x 0.99)

Hall leading to all three bedrooms and bathroom.
Storage cupboard with hot water tank.
Ceiling pendant light fitting.
Loft access hatch.
Wired smoke alarm.
Neutral fitted carpet.

Bedroom 1 9'9" x 7'11" (2.98 x 2.42)

Single bedroom with window to the side aspect.

Neutral colour decoration.
Fitted carpet.
Central heating radiator.
Ceiling light fitting.

Bathroom 6'1" x 6'7" (1.87 x 2.01)

Three piece modern bathroom suite comprising WC, built in wash hand basin with storage and bath with shower.
Frosted double glazed window with white UPVC surround.
Laminate oak style flooring.
Ceiling water proof light fitting.
Extractor fan.
Central heating radiator.

Bedroom 2 11'5" x 8'11" (3.50 x 2.72)

Double bedroom with window overlooking the enclosed rear garden.
Fitted carpet.
Central heating radiator.
Ceiling light fitting.



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Master Bedroom 10'0" x 15'3" (3.05 x 4.65)

Spacious double bedroom with double glazed window and patio door leading onto the patio area.

Fitted carpet.

Ceiling light fitting.

Central heating radiator.

Exterior

The front garden is mainly laid to lawn with slabbed path leading to main entrance.

To the left hand side of the property, the drive, with space for up to 3 cars.

A gate leads to the rear enclosed garden.

The private rear garden is laid to lawn with slabbed patio area for alfresco entertaining.

Timber storage shed.





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