



**Harper
Macleod LLP**
Estate Agents & Solicitors



73 Bruce Avenue, Inverness, IV3 5HB

Offers over £115,000

Excellent opportunity to purchase a spacious three bedroom purpose built two storey maisonette on the second and third floors within a four storey block in the established Dalneigh district on the south southwest side of Inverness. This property is perfect for a first-time buyer or a buy-to-let investor. The property has its own entrance doorway and has roof top views over Inverness towards the castle.

There is a convenience store on the corner of Bruce Avenue and a Scotmid Coop and takeaway within walking distance.

The home is conveniently located for the city centre, Bught Park, Inverness Leisure Centre and Eden Court. There are beautiful walks nearby along the riverside and canal. A regular bus service runs to and from the city centre.

Primary School pupils attend Central Primary School and secondary pupils attend Inverness High School.

Viewing highly recommended

Rooms

Communal stairwell

There is a shared concrete stairwell to the rear of the property giving access to the corridor leading to number 73.

Entrance hallway

352m x 196m (107.29m x 59.74m)

Spacious hallway with doors to kitchen, lounge and staircase to first floor. Coat hooks. Cupboard housing electrics. Spotlights. Smoke alarm. Laminate flooring.

Kitchen/dining room

11'4" x 17'0" (3.46m x 5.19m)

Double aspect to side and rear. Wall and base units with worktop and tiling. Stainless steel sink with right hand drainer with mixer tap. Breakfast bar. Integrated Bush dishwasher and Indesit washing machine. Gas Gourmet Classic double oven cooker. Fridge/freezer. Microwave. Heat alarm. Vinyl flooring.

Lounge

18'8" x 11'6" (5.70m x 3.52m)

Double aspect to front and side. T.V. point. Smoke alarm. Laminate flooring.

First floor landing

3'4" x 10'2" (1.03m x 3.11m)

Doors to three bedrooms and bathroom. Smoke alarm. Carpet.

Bedroom 1

11'9" x 15'4" (3.60m x 4.69m)

Window to front. T.V. point. Three built-in storage cupboards, one housing the central heating boiler. Carpet.

Bedroom 2

6'9" x 11'11" at widest point (2.08m x 3.65m at widest point)

Window to front. Carpet.

Bedroom 3

10'4" x 10'1" (3.17m x 3.09m)

Window to rear. Carpet.

Bathroom

7'0" x 6'7" (2.15m x 2.01m)

Window to rear. White WC and pedestal wash hand basin with mirror and shaver socket above. Bath with dual function shower above, wet wall and shower screen. Two wall mirrors. Vertical chrome radiator. Vinyl flooring.

Outbuilding

Storage shed

Outside

The communal garden ground is laid to lawn to the front and there are drying greens to the rear. There is ample on street parking.

Extras

All fitted floor coverings, fridge/freezer, gas cooker and microwave are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

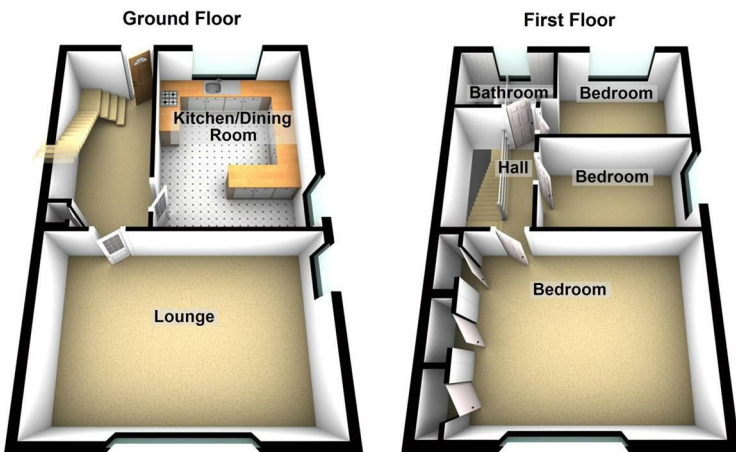
EPC Rating C

Council Tax Band B



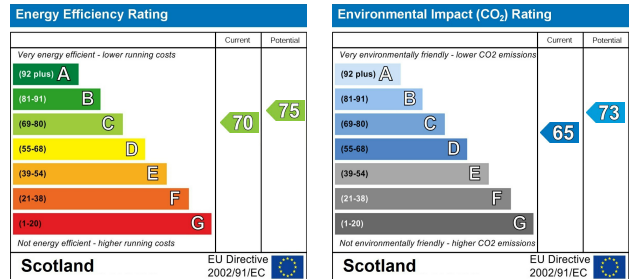


Area Map



This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Energy Efficiency Graph



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