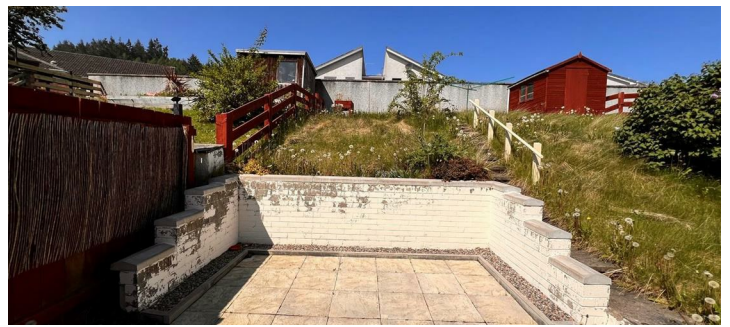




**Harper
Macleod LLP**
Estate Agents & Solicitors



92 Blarmore Avenue, Inverness, IV3 8QU

Offers over £160,000

****CLOSING DATE SET FOR FRIDAY 7TH JUNE 2024 AT 12 NOON****

Fantastic two bedroom semi-detached bungalow, with off street parking, situated in the popular elevated residential area of Scorguie in the City of Inverness. The property is well laid out to provide comfortable living accommodation.

Whilst the property is in need of upgrading this is an excellent opportunity for a first-time buyer to get onto the property ladder or for anyone looking to downsize.

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Tel: 01463 795 006 Email: Susan.Breen@harpermacleod.co.uk <https://www.estateagencyhighlands.co.uk>

The accommodation comprises entrance hallway, lounge, kitchen, inner hallway, two bedrooms and bathroom.

The home benefits from gas central heating and double glazing.

Telford Retail Park is within walking distance and there are Primary and Secondary schools nearby. Beautiful walks along the Caledonian Canal are within easy reach of this property.

A bus service runs to and from the city centre where an extensive range of retail, leisure and business facilities can be found.

Inverness benefits from excellent transport links by road, rail and air with Inverness Airport offering national and European flights.

Viewing highly recommended.

Rooms

Entrance hallway

4'11" x 4'2" (1.52m x 1.28m)

Door with side glazed panel opening into the entrance hallway. Cupboard with sliding doors housing the Worcester central heating boiler. Carbon monoxide detector. Floor and wall vents. Carpet.

Lounge

16'4" x 10'5" (5.00m x 3.19m)

Window to front. T.V. point. Tel. point. Floor and wall vents. Carpet.

Kitchen

10'4" x 10'9" (3.17m x 3.28m)

Window and door to rear. Wall and base units with worktop and tiling. Stainless steel sink with right hand drainer. Chichester gas cooker. Fridge/freezer. Bosch washing machine. Built-in storage cupboard. Vinyl flooring.

Inner hallway

2'11" x 5'5" (0.91m x 1.66m)

Doors to two lounge, two bedrooms and bathroom. Hatch to roof space. Carpet.

Bedroom 1

10'9" x 8'6" (3.30m x 2.61m)

Window to rear. Double mirrored wardrobes. Floor vent. Carpet.

Bathroom

7'6" x 5'6" (2.29m x 1.70m)

Window to side. Green WC and pedestal wash hand basin with tiled splash back, shelf and mirrored cabinet above. Bath with mains shower above, curtain rail and tiling. Chrome towel radiator. Vinyl flooring.

Bedroom 2

8'5" x 10'9" (2.59m x 3.30m)

Window to side. Built-in wardrobe housing the electrics. Wall vent. Carpet.

Outbuildings

Wooden garden shed.

Outside

The front garden is laid to lawn with shrubs.

There is a stone chipped driveway to the side of the property.

The elevated rear garden has a patio area and steps leading up to the top of the garden where there is a drying green and garden shed.

The garden ground is overgrown.

Extras

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

Heating and glazing

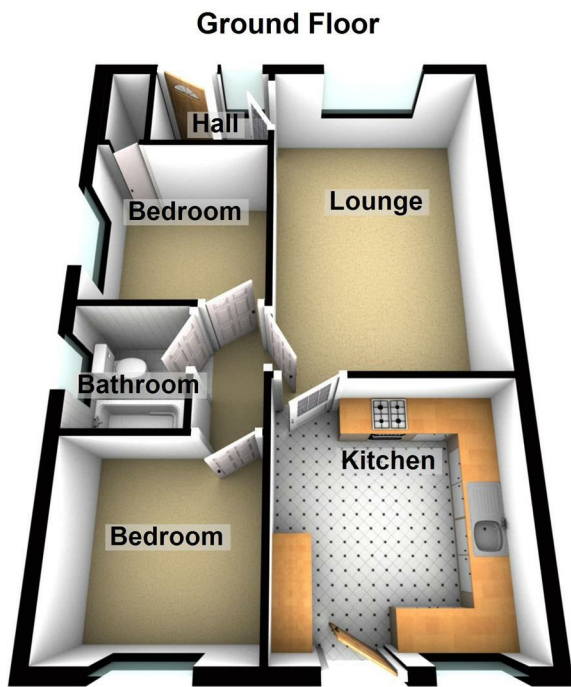
Gas central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

EPC Rating C

Council Tax Band C



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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

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.