

13 Highfield Avenue

Scorguie, Inverness, IV3 8RW

Offers Over £138,000



- 1 bedroom semi detached bungalow
- Quiet cul-de-sac location in desirable residential area
- Ideal first time buy, investment or retirement property
- Lounge, kitchen, double bedroom, shower room
- Enclosed gardens, timber garage, driveway for several cars
- EPC Band C

Fantastic opportunity to purchase a one bedroom semi-detached bungalow in the Scorguie area of Inverness. This property will appeal to first time buyers, investors and those looking to downsize. The bright lounge is well appointed with a large window overlooking the front garden. The kitchen which gives access to the rear garden, has space for a cooker, fridge freezer and washing machine. There is a double bedroom which has a built in wardrobe. Completing the accommodation is the spacious shower room. Two hall cupboards and partially floored loft provide plenty of additional storage. There is gas central heating and double glazing throughout. The gardens are laid to lawn and are fully enclosed. There is a driveway for 3 vehicles which leads to the timber garage, with power and lights. This fantastic property would make an ideal home for those looking for a bungalow in a good location.

Rooms

| | |
|--------------------|--------------------------------------|
| Front Porch | (3' 1" x 4' 3") or (0.93m x 1.29m) |
| Lounge | (10' 6" x 16' 6") or (3.21m x 5.02m) |
| Kitchen | (11' 2" x 6' 10") or (3.40m x 2.08m) |
| Bedroom | (11' 1" x 9' 7") or (3.39m x 2.93m) |
| Shower Room | (8' 3" x 5' 11") or (2.52m x 1.80m) |

Floor Area
45m²

Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings including all light fittings and curtain poles.

Council Tax

Band B

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk www.tailormademoves.co.uk

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.