

**142 Laurel Avenue**  
Dalneigh, Inverness, IV3 5RS

**Offers Over £145,000**





- Spacious 3 bedroom upper cottage flat
- Ideal first time buy, family home or investment property
- Lounge, kitchen, 3 double bedrooms and bathroom
- Close to Inverness city centre and local amenities
- Enclosed rear garden and driveway
- EPC C

Fantastic opportunity to purchase this three bedroom upper cottage flat in a well established residential area. This property is ideal for families, first time buyers or investors. The spacious lounge is bright and airy and overlooks the rear garden. The kitchen has an array of base and wall units, with free standing cooker and dishwasher. There is a large cupboard with space and plumbing for a washing machine. Three large double bedrooms and the family bathroom completes the accommodation. There is double glazing and gas central heating throughout with HIVE control. The driveway leads to the rear garden which is predominantly laid to lawn with 2 garden sheds providing excellent storage. Overall, this property would suit a variety of buyers looking for spacious accommodation close to Inverness city centre.

## Rooms

<b>Lounge</b>	(11' 3" x 16' 0") or (3.43m x 4.88m)
<b>Kitchen</b>	(11' 4" x 7' 2") or (3.46m x 2.19m)
<b>Bedroom 1</b>	(12' 10" x 13' 2") or (3.92m x 4.02m)
<b>Bedroom 2</b>	(10' 8" x 10' 7") or (3.26m x 3.22m)
<b>Bedroom 3</b>	(13' 3" x 9' 0") or (4.03m x 2.75m)
<b>Bathroom</b>	(7' 8" x 5' 9") or (2.33m x 1.76m)

## Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtain poles and window blinds. Free standing cooker and dishwasher. Bedroom furniture.

## Services

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

## Council tax

Band B

## Tenure

Freehold

## Floor Area

89m<sup>2</sup>

## Entry

By mutual agreement.

## Viewing

To arrange a viewing of this property please contact Katherine on 07808 292045 or 01463 233218

