

# 7 Warrand Road

Bught, Inverness, IV3 5SH

**Offers Over £115,000**







### Overview

- Spacious 3 bedroom end terraced bungalow
- Would benefit from some renovation and upgrading
- Lounge, kitchen, conservatory, three bedrooms and shower room
- Enclosed gardens to front, side and rear
- non standard construction with limited mortgage availability
- EPC Band G



### Description

Fantastic opportunity to purchase a three bedroom end terraced bungalow in a quiet residential area on the west side of the River Ness. Although in need of some upgrading, this property would make an ideal first home, retirement property or great rental property. The lounge is bright and spacious, with an open fire and surround. The fitted kitchen has a good array of base and wall units with an integrated electric hob, oven, extractor, fridge and microwave. There is space for a small freezer and washing machine, which are both included in the sale. The conservatory is accessed from the kitchen and provides additional living space. There are three bedrooms, two of which are doubles with the main bedroom benefitting from double fitted wardrobes. The third single bedroom would make an ideal study space. Completing the accommodation is the shower room with an electric shower. There is electric heating and double glazing throughout. There is a large walk-in storage cupboard in the hall, and a storage cupboard in the kitchen. The attic space is partially floored. The gardens to the front, side and rear are fully enclosed and bordered with hedges and shrubs. This property which is close to city amenities would make an ideal first home, retirement or rental property.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.





## Room Dimensions

**Lounge** (11' 11" x 13' 11") or (3.64m x 4.25m)

**Kitchen** (9' 5" x 9' 8") or (2.87m x 2.94m)

**Conservatory** (11' 11" x 13' 11") or (3.64m x 4.25m)

**Bedroom 1** (10' 8" x 12' 3") or (3.25m x 3.74m)

**Bedroom 2** (8' 0" x 11' 10") or (2.45m x 3.61m)

**Bedroom 3** (8' 0" x 7' 8") or (2.43m x 2.33m)

**Shower Room** (6' 5" x 7' 11") or (1.95m x 2.42m)





#### Extras

All fixtures and fittings including fitted floor coverings and all light fittings. Curtains and window blinds. Integrated appliances include electric hob, oven, extractor, fridge and microwave. Freezer and washing machine.

#### Services

Mains electricity, water and drainage.

#### Council tax

Band C

#### Floor Area

81m<sup>2</sup>

#### Tenure

Freehold

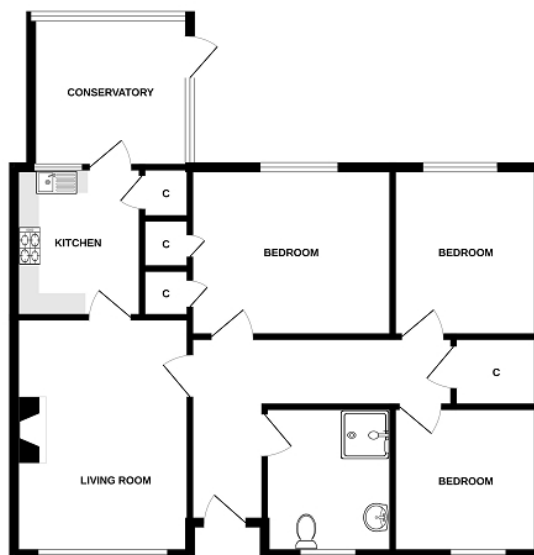
#### Entry

By mutual agreement.

#### Viewing

To arrange a viewing please contact Travis on 07402405946 or 01463 233218.

GROUND FLOOR



**Tel: 01463 233218**

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