

Services

Mains gas, water, drainage, and electricity.

Extras

All carpets, fitted floor coverings, and blinds.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

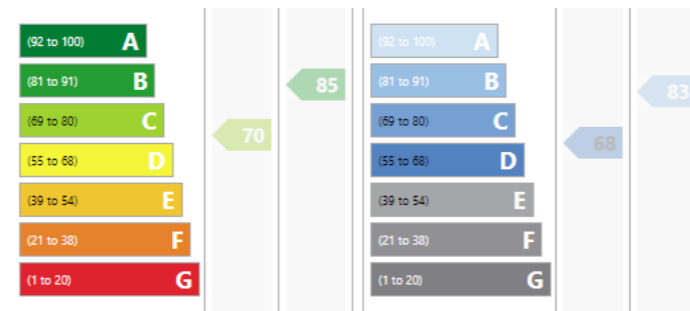
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £160,000
 A full Home Report is available via Munro & Noble website.



**18 Bruce Avenue
 Inverness
 IV3 5HA**

This two bedroomed semi-detached property is well-proportioned, has gas central heating, front and rear gardens, and a detached single garage.

OFFERS OVER £160,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview

 Semi-Detached House	 2 Bedrooms	 1 Reception	 1 Shower Room
 Gas	 Garden	 Garage	 Driveway



Property Description

18 Bruce Avenue is a well-proportioned, two bedroomed semi-detached house located in the Dalneigh residential area of Inverness. While requiring some light renovation, the property boasts front and rear gardens, a detached single garage, double glazing throughout, and gas central heating making this an ideal property for first time buyers looking to put their own signature on their future home. Internally, the property comprises an entrance hall, a lounge, a kitchen, two double bedrooms and a shower room. The kitchen comes fully fitted with wall and base mounted units with worktops and splashback tiling, a stainless-steel sink with taps and drainer, plus ample space for appliances and a dining table. The property benefits from copious amounts of storage space, with the entrance hall housing a walk-in cupboard, the kitchen has a large pantry, the landing has two full length storage cupboards, and bedroom one has a walk-in wardrobe. The shower room is located on the first floor, is fully wet-walled, and comprises a shower cubicle with electric shower, a pedestal wash hand basin, and a WC. Externally, the property has a small garden to the front that is laid to gravel with a paved driveway to the side elevation, and a fully enclosed, private rear garden that is laid to a mixture of lawn and paving. Also included in the sale is the detached single garage that has power and lighting. Bruce Avenue is conveniently located close to Inverness City Centre and to the River Ness. Primary and secondary schooling are within walking distance and the property is well-placed for access to the Ness Islands, the Aquadome and Eden Court Theatre. A comprehensive range of amenities can be found in the city centre including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops.

Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 3.89m x 3.48m
 - Kitchen/Diner
*Approx 2.29m x 6.28m**
 - Landing
 - Shower Room
*Approx 1.99m x 2.67m**
 - Bedroom Two
Approx 4.39m x 2.62m
 - Bedroom One
Approx 3.60m x 3.30m
 - Garage
Approx 3.03m x 5.12m
- (*At widest point)

