

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, blinds and selected curtains. Washing machine, tumble dryer, dishwasher and American fridge-freezer.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

D

#### Viewing

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

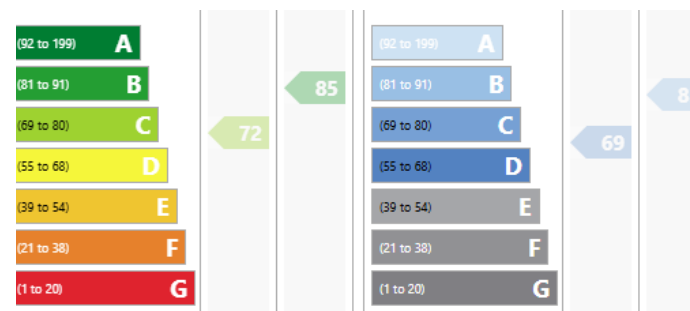
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £295,000

A full Home Report is available via Munro & Noble website.



## 13 Croft Road

## Inverness

## IV3 8RS

*This substantial, three bedroomed detached bungalow is located in Scorguie and has the advantage of gas central heating, a detached garage and a private rear garden.*

**OFFERS OVER £293,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

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### Property Overview



Detached Bungalow



3 Bedrooms



2 Receptions



2 Bathrooms



Gas



Garden



Garage



Driveway



Kitchen



Dining Area





Bedroom One



En-Suite Shower Room







Lounge

### Property Description

Located on the West side of Inverness, this fantastic three bedroomed bungalow with garden grounds and detached garage occupies an elevated plot that sits in a quiet cul-de-sac in the established Scorguie area of the city, and benefits from excellent views towards the Kessock Bridge. The property, which has been carefully extended by the current owner offers spacious accommodation which has been designed for comfortable family living. It has a number of great features including gas central heating, double glazed windows, a partially floored loft, and ample storage provisions, with all three bedrooms boasting fitted wardrobes with sliding doors. Inside consists of an entrance hall, three double bedrooms (with the principal bedroom having an en-suite shower room) a bright and airy open plan kitchen/dining room, which allows space for a large table and chairs, plus a sofa, making this the perfect environment to entertain or relax as a family, and a front facing lounge. This room has an electric feature fire and large a picture window, which absorbs a natural abundance of light and offers superb views towards the Kessock Bridge and beyond. This kitchen is fitted with wall and base cabinets with worktops and splashbacks, and has a 1½ sink with mixer taps and drainer. There is an integral gas hob with fan over, an electric oven, and an under counter fridge and freezer. From here, a door gives access to the rear garden and a pantry cupboard, which is currently utilised as a workspace. The modern, wet-walled bathroom completes the accommodation and comprises a vanity wash hand basin, a WC and a bath with double shower head over. Outside, the front garden is filled with a selection of colourful hedges and shrubs and is enclosed by walling, and timber fencing. The large driveway offers sufficient space for numerous vehicles and leads to the detached single garage which has power and lighting. The attractive rear garden is of low maintenance being laid to patio and a having a small area of lawn. Its delicately decorated with a flower and gravel border, and potted plants. It is fully enclosed by walling and timber fencing, providing privacy and sited here is a timber garden shed. This space makes an ideal setting for al-fresco dining, BBQ's, entertaining and enjoying the sunshine, plus safe space for children to enjoy the outdoors. Croft Road is located on the west side of the city and is ideally located within walking distance of the Caledonian Canal, Blackpark Filling Station and Kinmylies shopping area. There is a regular bus service to and from the city centre which provides a good selection of shops, amenities and facilities including restaurants, bars and cafes. Kinmylies and Muirton Primary School, and nursey is located within walking distance of the property while older children would attend nearby Charleston Academy.



Bedroom Two



Bedroom Three



Bathroom

### Rooms & Dimensions

Entrance Hall

Bedroom Three  
Approx 2.66m x 3.39m

Bathroom  
Approx 1.48m x 2.43m

Bedroom Two  
Approx 3.39m x 2.84m

Kitchen/Dining Room  
Approx 3.71m x 8.99m\*

Lounge  
Approx 3.66m x 5.55m

Bedroom One  
Approx 5.02m x 3.33m\*

En-Suite Shower Room  
Approx 2.19m x 1.17m

Garage  
Approx 5.57m x 3.73m

