



Bruce Gardens, Inverness, IV3 5EZ

Offers Over £145,000

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Hamish
PROPERTY PROFESSIONALS



- Affordable three bedroom flat close to Inverness city centre
- Gas central heating
- Double glazing
- Fitted kitchen
- Large garden to the rear
- Council tax band B
- Above average energy efficiency rating
- Early entry available
- Home report available on request
- Accompanied viewings by appointment, 7 days a week

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Just moments from Inverness City Centre, and with good-sized rooms and a large garden for the owner's exclusive use, 79 Bruce Gardens is a delightful flat that offers enormous potential as a first home or investment. Accessed via a flight of steps, the entrance is in a small purpose-built block of four properties. Once inside, the flat opens into a light-filled space with tongue and groove panelling and period details. Constructed in 1950, the flat benefits from high ceilings and generously sized windows and wide-ranging views.

The living room is large, with a decorative wood and marble fire surround, inset with a gas fire. Currently decorated in a deep ochre, the room has plenty of scope for different furniture layouts and its charming 1950 proportions have a quirky mid-century appeal that, with just a little interior design knowledge, will yield a fabulously designed space. The kitchen is well-designed and practical, featuring a galley layout ending with a view across the local area. Long lengths of work surface and plentiful cabinets offer masses of storage and preparation space. With the right touch, there is much opportunity to turn this room into something quite special.

Boasting an interior space of 68m², the three bedrooms really make the most of this generous size. The principal bedroom is especially large, with a built-in wardrobe and ample bed and dressing furniture space. The two smaller bedrooms, one with a garden view, are still comfortably sized. With space for a desk and other furniture, either would make a fabulous room for an older child or teenager, or an excellent space for hobbies or home office. The bathroom is decorated with white tiles and a colourful decorative band. It includes a white bath with a shower over it, a WC and a wash hand basin.

One of the real benefits of this lovely flat is the large private garden to the rear of the building. Laid with grass and some areas of mature planting, this garden offers considerable opportunity to turn a very affordable property into a home with both appeal and investment potential. 79 Bruce Gardens, with some decorative attention and an eye for detail, could be a fantastic first purchase and a great step onto the property ladder. It offers all types of benefits as a family home for those with older children, or someone looking for an exciting city centre space to invest in.

ABOUT INVERNESS

Inverness is a beautiful city on the mouth of the River Ness. Surrounded by hills, it offers stunning views of mountains and historical architecture. The University of the Highlands and Islands, Inverness campus, which opened in 2015, is set to ensure that the city has the talent required to serve the needs of the Highlands for many years to come. The city annually plays host to the Baxter's Loch Ness Marathon and the Inverness Half Marathon & 5k. There are excellent sports facilities in the city, including the Inverness Ice Centre, Highland Rugby Club, Inverness Harriers Amateur Athletics Club, hosted by Inverness Leisure which also offers a sports club, gym and swimming pool complex. Other outdoor pursuits such as cycling, horse riding, kayaking, sailing and hiking are also well catered for. There are two cinemas and the Eden Court Theatre offers an excellent choice of drama, comedy and a variety of other shows, arts and crafts. Inverness is the capital of the Highlands and has experienced continued growth over many years. A vibrant northern city, with lots of inward investment and excellent job prospects. The upgrading of the A9 between Perth and Inverness and the A96 between Inverness and Aberdeen to dual carriageway, is set to see further room for development in the years ahead. Inverness Airport at Dalcross, links the city not only to London but to several European cities.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: B

EPC Rating: C (71)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all integrated kitchen appliances.

ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.





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 68 m²



