



## 19 OVERTON AVENUE

INVERNESS, IV3 8RR

£270,000

Charming and spacious family home with modern comforts. Ground floor features a welcoming entrance, bright living room, dining room with conservatory access, modern kitchen, bedroom, utility area, and WC. First floor includes a spacious master bedroom, cosy second bedroom, and stylish bathroom. Ideal for family living and entertaining.



**home sweet home**  
estate agents  
your local property experts

# 19 OVERTON AVENUE

- 3 BEDROOM DETACHED HOUSE • SPACIOUS REAR GARDEN • DRIVEWAY OFF STREET PARKING • SUNLIT CONSERVATORY • FANTASTIC VIEWS • POPULAR AREA OF SCORGUIE • COUNCIL TAX BAND - E • EPC BAND - D



Welcome to this charming and spacious family home, designed for comfort and modern living.

## Ground Floor

Entrance Hall: Welcoming entrance area leading to all main rooms.

Living Room: Bright and spacious, perfect for relaxing and entertaining.

Dining Room: Comfortable space for family meals, with direct access to the conservatory.

Conservatory: Sunlit extension off the dining room, ideal for enjoying the outdoors indoors.

Kitchen: Modern kitchen with plenty of storage and worktop space.

Bedroom: Ground-floor bedroom, great for guests or as a home office.

Utility Area: Handy space for laundry and extra storage.

WC Toilet: Convenient ground-floor toilet for guests and daily use.

## First Floor

Landing: Open landing area leading to the bedrooms and bathroom.

Bedroom 1: Spacious master bedroom with lots of natural light.

Bedroom 2: Comfortable second bedroom, perfect for children or guests.

Bathroom: Modern bathroom with a bathtub and shower.

This home offers spacious living areas, a bright conservatory, and practical features like a utility area and ground-floor toilet. The first floor provides comfortable bedrooms and a stylish bathroom, making it a perfect family home.

Locally, within walking distance there is a supermarket, petrol station, vets, doctor's surgery, pharmacist, hairdressers and take-away establishments. The property lies within the catchment area for Muirtown Primary School and Charleston Academy, both within walking distance. Inverness city centre, a short distance away, offers an extensive range of shopping, leisure and entertainment facilities. A regular bus service to and from Inverness city is routed close by.

Council Tax Band -E  
EPC Band - C  
Gas Central Heating  
Double Glazed Throughout

Planning Reference Number - 23/05631/FUL

Planning has been granted for a garage extension  
with a 4th bedroom above.

Home Report Available By Contacting  
[hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

Entry Is By Mutual Agreement  
Viewing By Appointment Through Home Sweet  
Home on 01463 710 151

Any offers should be submitted in Scottish legal form  
to [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

These particulars, whilst believed to be correct do  
not and cannot form part of any contract. The  
measurements have been taken using a sonic tape  
measure and therefore are for guidance only.

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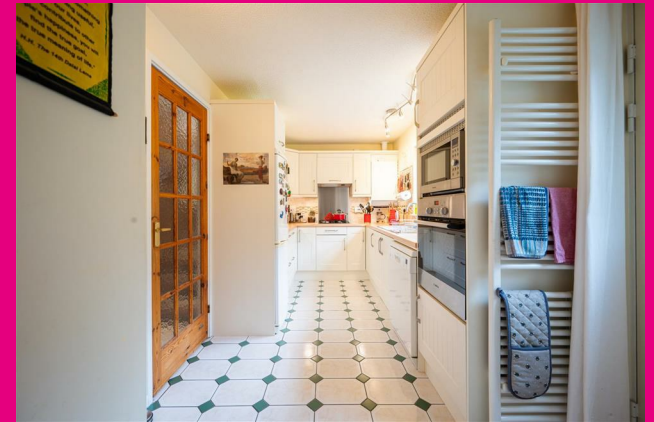




Illustration For Identification Purposes Only. Not To Scale (ID:1099241 / Ref:88521)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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