



10 Ardross Place, Inverness, IV3 5EL

Offers Over £210,000

REF: 60919





## *description*

This four-bedroom, detached bungalow is ideally situated within very easy walking distance of Inverness City Centre, close to an excellent range of local facilities. In need of some modernisation, this property benefits from gas fired central heating, double glazing and a private rear garden. Offering well-proportioned rooms, this property represents a very comfortable family home. Only by viewing can you fully appreciate the potential this property has to offer and its superb location.

The accommodation consists of: a generous entrance hall with coat hooks; a bright, front facing lounge complemented by a gas fire set in a wooden surround providing a welcoming focal point; inner hallway; spacious kitchen/diner with a good selection of base and wall mounted unit, complementary worktops, tiling to splash back, sink with boil tap, integrated gas hob, electric oven and grill, space for fridge freezer and washing machine, ample room for dining, storage cupboard housing the combi boiler and access to the rear garden; modern shower room with large walk in mains shower with forest head and body spray, and vanity unit with hand basin, WC and fitted storage; generous front-facing master bedroom; bedroom two with sink and vanity unit; bedroom three with built-in triple storage cupboard; bedroom 4/office.

The property benefits from a fully enclosed rear garden, offering a good degree of privacy. A large patio area provides an ideal venue for alfresco dining and entertaining. There is also a large greenhouse, two garden sheds, both with power and light and a good selection of mature plants and trees. The small garden to the front of the property is fully enclosed with a lovely selection of rose bushes. On-Street parking is available to the front of the property for both residents and visitors alike.

The property is within easy walking distance of excellent facilities including supermarkets, chemist, hair salon, bar/restaurants, Eden Court Theatre, Inverness Leisure and the River Ness with its charming island walks. Primary education is provided at Central Primary School and Secondary education is provided at Inverness High School, both within walking distance.

Inverness City Centre, a very short walk away offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.



**Entrance Hall** 3.80m x 2.06m (12'6 x 6'9)  
**Kitchen/Diner** 4.79m x 3.69m (15'9 x 12'0)  
**Lounge** 3.80m x 3.58m (12'6 x 11'9)  
**Master Bedroom** 3.82m x 3.66m (12'6 x 12'0)



**Bedroom 2** 3.33m x 2.66m (10'11 x 8'9)  
**Bedroom 3** 3.83m x 2.50m (12'6 x 8'2)  
**Office / Bedroom 4** 2.65m x 2.14m (8'8 x 7'0)  
**Shower Room** 2.53m x 1.74m (8'3 x 5'9)







### General

All floor coverings, light fittings, curtains, blinds, gas fire, integrated oven/grill and hob are included in the asking price.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Council Tax Band D

### EPC Rating

D

### Post Code

IV3 5EL

### Entry

By mutual agreement

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

EB/TS/PATI0043/0002

### Price

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### Directions

From Inverness City Centre follow signs for A82. At the Telford roundabout take the 2nd exit onto Kenneth Street, turning right at the traffic lights onto Tomnahurich Street. Take the first left onto Ardross Place and the property is further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.



