



SouthForrest
Solicitors and Estate Agents



42 Miers Avenue, Inverness, IV2 3SB

- ***CLOSING DATE - TUESDAY 09/06 12 NOON***
- Lounge.
- Kitchen.
- Two double bedrooms.
- Shower room.
- Private gardens.
- Private driveway.
- Electric heating.
- Double glazing throughout.

Offers Over £165,000

CLOSING DATE - TUESDAY 09/06/26 AT 12 NOON

An excellent opportunity to purchase a two-bedroom, semi-detached bungalow appreciating well-proportioned room sizes and a favourable location in the popular residential district of Drakies in Inverness. This property offers an ideal first-time buy or family home with lots of potential.

The accommodation comprises of the entrance hall, bright and spacious lounge with feature open fireplace creating a cosy focal point to the room, kitchen, two double bedrooms and shower room which completes the accommodation. This property also benefits from electric heating and double glazing throughout.

Private outdoor space includes a driveway to the side of the property with parking space for multiple vehicles, small garden to the front with an assortment of shrubbery and bushes and a fully enclosed rear garden with timber shed, lawn space and variety of trees, shrubs and flowers providing a colourful bloom in the Spring and Summer months.

Although in need of modernisation throughout, this property will appeal to a range of buyers and early viewing is advised.

LOCATION

Situated in the established Drakies district of Inverness, this property offers a convenient location approximately 2 miles from Inverness City Centre.

Local amenities include a convenience store, restaurant & bar, beauty salon and fuel station. A more comprehensive range of amenities can be found in Inverness City Centre. Doctors and Dental surgeries are available nearby. Located within walking distance is Inshes Retail Park, hosting a variety of retail and leisure facilities and Raigmore hospital. The University of the Highlands and Islands is a short distance from the property. Fairways business park and larger supermarkets are also available with short driving distance.

A regular bus service providing a variety of routes across Inverness is available within walking distance on Drum Mossie Avenue. Travel routes including the A9 & A96 are easily accessible from the property.

For younger children Primary schooling is available at Drakies Primary School. Older children would attend Millburn Academy, both schools are within walking distance.

DIRECTIONS

From Inverness City Centre head to Castle Street and continue for approximately 0.4 miles. Turn left onto Old Edinburgh Road. At the traffic lights continue straight onto Annfield Road. Continue to the junction and turn left onto Damfield Road and continue straight through the traffic lights onto Culcabock Road. At the roundabout, take the second exit onto Old Perth Road. Take the second right staying on Old Perth Road. Turn right onto Drakies Avenue and continue for 0.4 miles. Turn left onto Miers Avenue and take the first right. Number 42 will be on your left-hand side, clearly signposted by a South Forrest 'For Sale' board.

KEY POINTS

- Ideal first-time buy.
- Sought-after residential area.
- Walking distance to amenities & schools.
- Close to City Centre & Inshes retail park.

ACCOMMODATION

ENTRANCE HALL

3.02 x 1.09 (9'10" x 3'6")

Front external door, access to lounge, bedrooms and shower room. Storage cupboard with electric meter and fuse box, loft hatch providing access to roof space.

LOUNGE

5.14 x 3.58 (16'10" x 11'8")

Bright and spacious lounge with feature, open fireplace, rear facing window overlooking the rear garden and sliding door into the kitchen.



KITCHEN

3.31 x 2.03 (10'10" x 6'7")

Wall and base mounted cabinets, worktop space with tiled splash back and stainless steel sink and draining board. Plenty of space for white goods, water heater switch, two rear facing windows and rear external door.



BEDROOM TWO

3.17 x 2.48 (10'4" x 8'1")

Double bedroom with front facing window.



SHOWER ROOM

2.05 x 1.85 (6'8" x 6'0")

Modern, walk-in shower with wet wall paneling, wash hand basin, WC, wall mounted cabinet, extractor fan and side facing textured glass window.



BEDROOM ONE

3.17 x 3.15 (10'4" x 10'4")

Double bedroom with single, built-in wardrobe housing water tank and front facing window.



DRIVEWAY

Private driveway with sufficient parking space for multiple vehicles and gated access into the rear garden.



FRONT GARDEN

Private front garden laid to stone chips with mature shrubbery, bushes and plants.



EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds and curtain poles/tracks are to be included in the sales price.

SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

REAR GARDEN

Private, fully enclosed rear garden with lawn space, variety of plants, shrubs and trees and timber garden shed.



EPC BAND

EPC Band E.

COUNCIL TAX

The current council tax is Band C. Please be aware that this may be subject to change upon sale.

VIEWINGS

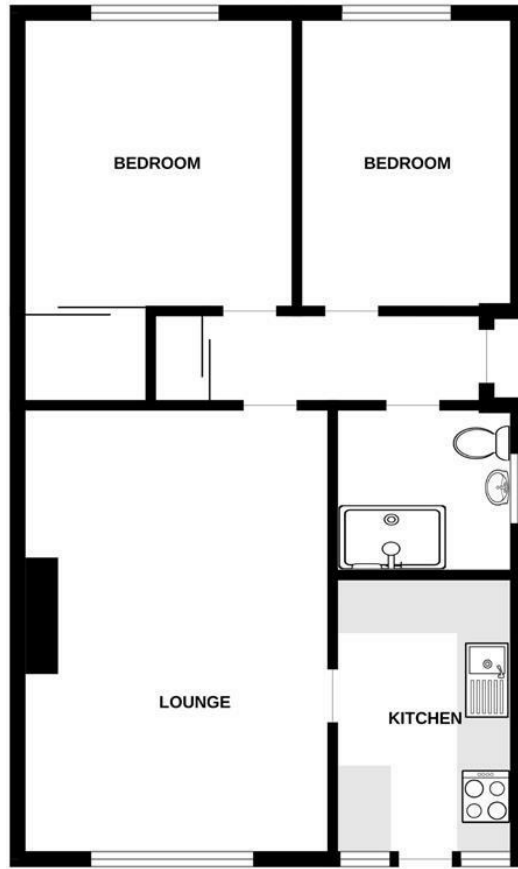
By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

61936.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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