



52 Scorguie Road, Inverness, IV3 8QP

- SALE AGREED - VIEWINGS SUSPENDED.
- Three bedrooms.
- Private driveway & garage.
- Spacious lounge.
- Family bathroom.
- Gas fired warm air central heating.
- Kitchen & dining area.
- Front & rear gardens.
- Double glazing throughout.

Offers Over £240,000

*****SALE AGREED - VIEWINGS SUSPENDED*****

An excellent opportunity to purchase a deceptively spacious, three-bedroom, detached bungalow in the popular Scorguie area of Inverness. With an elevated position and generous garden grounds this property offers ideal family home.

The accommodation comprises entrance hall, bright and spacious lounge which leads into the dining area, kitchen with ample storage space and conservatory situated at the rear of the property overlooking the gardens. Three bedrooms and the family bathroom complete the accommodation. This property also benefits from gas fired warm air central heating and double glazing throughout.

Private outside space includes a driveway, detached single garage, front garden and considerable rear garden with raised lawn area and variety of mature trees, shrubs and plants.

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

LOCATION

Situated in the well-established Scorguie area on the west side of Inverness, this property offers an excellent location within the City. Local amenities such as convenience store, post office, pharmacy, hair salon, children's playpark, and fuel station all within close proximity. Larger supermarkets and a variety of retail and leisure units are located a short drive from the property at Telford Retail Park.

Nearby leisure facilities include Inverness Leisure Centre, Inverness Ice Centre, sports pitches, gyms, and Kings Golf Club. The Caledonian Canal and Craig Phadrig are easily accessible from the property and offer pleasant walking routes through the local area.

Public transport links offering routes into the City Centre and across Inverness operate from Scorguie Road. Other travel routes across the Highlands including the A862, A82 & A9 are easily accessible from the property. Inverness City Centre is approximately 1.8 away. Inverness airport is a 20-minute drive from Scorguie Road.

For younger children, Primary Schooling is available at Muirtown Primary School and older children would attend Charleston Academy. Both Schools are within walking distance.

DIRECTIONS

From Inverness City Centre head to Telford Roundabout and exit onto Telford Street, continue straight along Telford Street to the roundabout and take the second exit staying on Telford Street and crossing the canal locks. Take a left at the second set of traffic lights onto King Brude Road and follow for 0.3 miles, turn right onto Scorguie Road and continue for 0.2 miles where number 52 will be on your left-hand side, clearly sign posted by a South Forrest 'For Sale' board.

KEY POINTS

- Ideal family home.
- Well-proportioned accommodation.
- Sought after residential area.
- Close to schools and local amenities.
- Easy access to City Centre.
- Transport links nearby.

ACCOMMODATION

ENTRANCE HALL

3.98 x 0.95 & 3.68 x 1.18 (13'0" x 3'1" & 12'0" x 3'10")

Front external door, access to all accommodation, loft hatch, storage cupboard housing electric meter and consumer unit, shelved storage cupboard with water tank and gas meter and boiler cupboard.



LOUNGE

4.54 x 3.44 (14'10" x 11'3")

Spacious lounge with front facing window allowing for an influx of natural light through the room and offering lovely views across Inverness. Open plan access into the dining area through a feature archway.



KITCHEN

3.18 x 2.54 (10'5" x 8'3")

Wall and base mounted cabinets, worktop space with stainless steel sink and draining board, space for white goods, rear window and access into the conservatory.



DINING AREA

2.53 x 2.37 (8'3" x 7'9")

Formal dining area situated off the lounge with access to the kitchen and rear facing window.



CONSERVATORY

2.47 x 1.77 (8'1" x 5'9")

Situated at the rear of the property overlooking the garden grounds with rear external door.



BEDROOM ONE

3.50 x 3.27 (11'5" x 10'8")

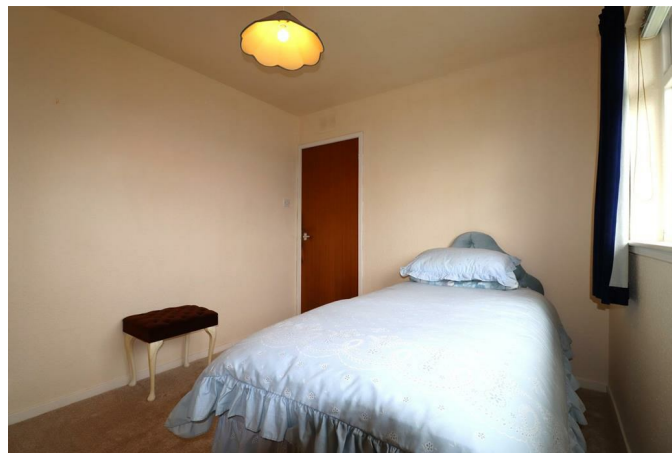
Spacious double bedroom with built-in, triple wardrobe and rear facing window.



BEDROOM TWO

3.27 x 2.70 (10'8" x 8'10")

Double bedroom with front facing window.



BEDROOM THREE

2.58 x 2.70 (8'5" x 8'10")

Single bedroom with built-in, single wardrobe and front facing window.



FAMILY BATHROOM

2.52 x 1.57 (8'3" x 5'1")

Shower over bath, wash hand basin with wall mounted cabinet and light with shaving point. WC and rear facing textured glass window.



FRONT GARDEN

Private front garden with lawn area, pathway to front door and access to driveway.



REAR GARDEN

Considerable garden with raised lawn area, paved patio and as assortment of mature hedges, plants and greenery. Access to driveway and garage.



DRIVEWAY & GARAGE

Private driveway with sufficient parking space for three vehicles. Single, detached garage.

EXTRAS

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

SERVICES

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

EPC BAND

EPC Band D.

COUNCIL TAX BAND

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

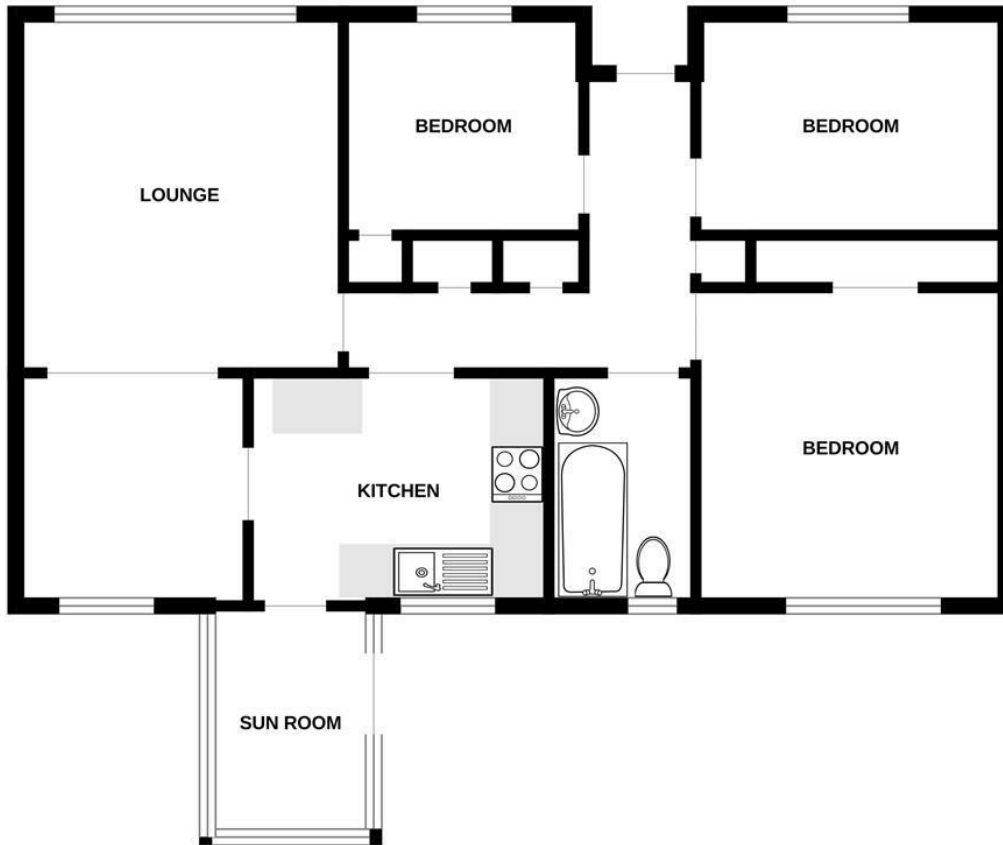
VIEWINGS

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

HSPC REFERENCE

62007.

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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