



SouthForrest
Solicitors and Estate Agents



26 Abban Street, Inverness, IV3 8HH

- Detached Bungalow
- Two double bedrooms.
- On-street parking.
- Two reception rooms.
- Accessible shower room.
- Gas central heating.
- Kitchen with ample storage.
- Private front & rear gardens.
- Double glazing throughout.

Offers Over £190,000

An exciting opportunity to purchase a detached, two-bedroom bungalow within walking distance of the City Centre. With well-proportioned room sizes, lots of charm and character and generous garden grounds, this property offers an ideal first-time buy or family home.

Comprising of entrance hallway, bright and spacious lounge with open fire creating a cosy focal point to the room, kitchen with ample storage, formal dining room, two double bedrooms and accessible shower room completing the accommodation. This property also benefits from double glazing throughout and gas central heating with a combi boiler system.

Private outdoor space includes a fully enclosed front garden with a lawn space, porch seating area and leading to the considerable rear garden with paved patio area and lawn space bordered with tall hedges providing a high degree of privacy.

Parking is on-street, permit parking.

Appealing to a range of buyers, early viewing is recommended.

LOCATION

Situated in the Merkinch district of Inverness, this property offers an excellent location close to the City Centre and other amenities. Local amenities nearby include convenience store, bakers, pharmacy and post office. Telford Retail Park is less than a mile from the property and offers a variety of retail units.

Public transport links offering routes across Inverness are available within walking distance. Travel routes including the A9, A82 & A862 and other routes across the Highlands are easily accessible from the property. Inverness City Centre is approximately 0.8 miles away.

For younger children, primary schooling is available within walking distance at Merkinch Primary School and Bishop Eden's primary school. Older children would attend Inverness High School, which is located 1 mile from the property.

DIRECTIONS

From Inverness City Centre head to Shore Street roundabout and exit onto Waterloo Place. Continue over Waterloo Bridge and take a left onto Gilbert Street, follow the road and join Huntly Place. Bare right onto Abban Street. Number 26 will be on your left-hand side, clearly sign posted by a South Forrest For-Sale board.

KEY POINTS

- Ideal family home or first-time buy.
- Prime location in established area.
- Walking distance to schools & amenities.
- Easy access to City Centre.
- Public transport links nearby.
- Potential investment opportunity.

ACCOMMODATION

ENTRANCE HALL

6.62 x 1.06 (21'8" x 3'5")

Front external door, access to all living space and shelved storage cupboard housing fuse box.

LOUNGE

4.33 x 4.30 (14'2" x 14'1")

Bright and spacious lounge with arched alcove offering built in storage. The open fireplace has a tiled hearth and wooden mantle. Two rear facing windows allowing for an influx of natural light through the room. Glass paneled patio door leading into the rear garden.



KITCHEN

3.68 x 2.45 & 4.41 x 2.74 to 0.91 (12'0" x 8'0" & 14'5" x 8'11" to 2'11")

Wall and mounted cabinets, worktop space with breakfast bar, tiled splash back and one a half bowl stainless steel sink with draining board. Integrated electric hob, oven & grill and extractor fan. Plenty space for white goods, access to combi boiler and external door. Two side facing windows.



RECEPTION ROOM TWO

3.70 x 3.39 (12'1" x 11'1")

Situated at the front of the house providing a light and airy space, this room could be utilised as a formal dining room, third bedroom or home office/playroom.



BEDROOM ONE

3.22 x 2.92 (10'6" x 9'6")

Double bedroom with front facing window.



BEDROOM TWO

3.21 x 2.88 (10'6" x 9'5")

Double bedroom with built-in, single wardrobe, side facing window and open fireplace with tiled mantle and hearth.



SHOWER ROOM

2.46 x 1.82 (8'0" x 5'11")

Accessible shower room with walk-in shower, wash hand basin, WC, extractor fan, wall mounted cabinet and rear facing frosted glass window. Loft hatch giving access to roof space.



FRONT GARDEN

Private front garden with enclosed lawn space displaying a variety of mature trees and shrubs. Paved pathway to the front door and leading to the rear garden at the both sides of the property. Lovely porch seating area just outside the front door of the property.



REAR GARDEN

Fully enclosed, very private rear garden with a border of assorted trees, shrubs and hedges also offering lawn space with garden shed and paved patio area.



EXTRAS

Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, integrated appliances, white goods and garden shed are to be included in the sales price.

SERVICES

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

COUNCIL TAX

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

EPC BAND

EPC Band E.

VIEWINGS

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

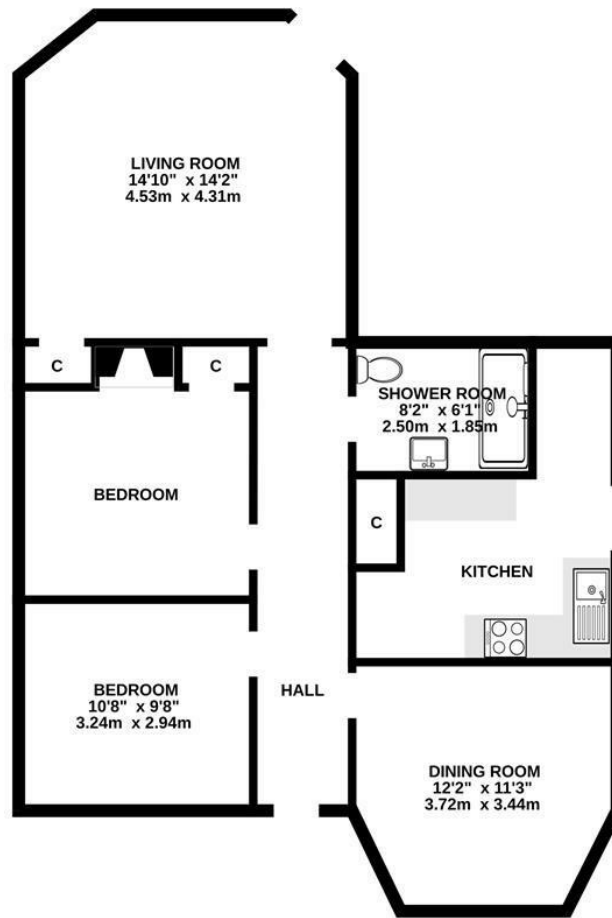
HSPC REFERENCE

61697.

PARKING

Parking is on-street permit parking. Permits are available from the Highland Council.

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

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 misstatement. 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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