



PETER MURPHY & Co
ESTATE AGENTS



42 Highfield Avenue, Inverness, IV3 8QS

Offers Over £140,000

This immaculate 1 bedroom semi detached bungalow offer spacious accommodation for the discerning buyer in a quiet cul-de-sac in the popular residential area of Kinmylies. This lovely home will suit all types of purchaser, from first time buyers to retirees. The entrance door opens to the vestibule with storage and opens into the spacious lounge/dining room. This in turn leads to the kitchen, bedroom and bathroom. Externally the colourful front garden is laid with gravel and includes a variety of mature shrubbery. To the side there is another area of gravel and shrubbery. The large rear garden includes an area of decking, providing a quiet area to relax. There are some mature trees and shrubs with raised beds. Timber summer house and shed. To the rear of the garden there is a large driveway providing off street parking. The property also benefits from gas central heating and double glazing.

ENTRANCE VESTIBULE

External door opens to the vestibule. Large storage cupboard and glazed door to lounge/dining room.

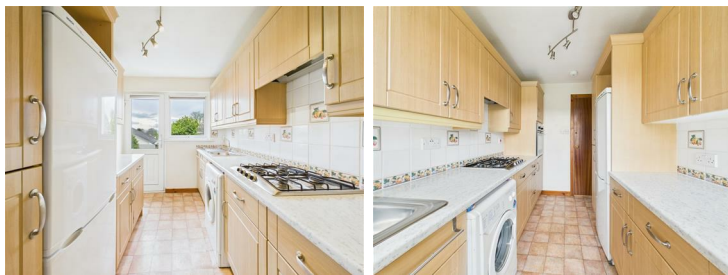
LOUNGE/DINING ROOM

The bright and welcoming lounge has a large picture window to front, ensuring plenty natural light reaches this comfortable living space. Ample space for formal dining. Doors to kitchen and inner hall.



KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops. Gas hob and wall mounted electric oven. External door to rear garden.



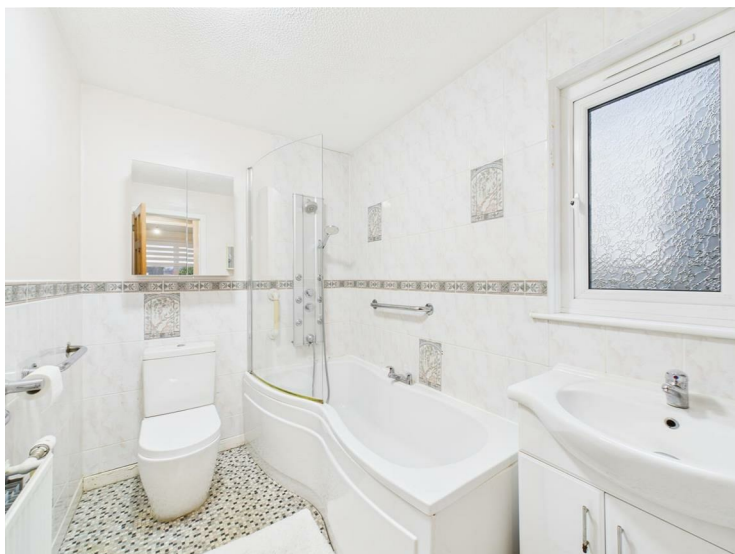
BEDROOM

This double bedroom has a window to rear.



BATHROOM

The immaculate bathroom includes wc, wash hand basin and bath with quality shower unit with showerhead and body jets.



FRONT GARDEN

The front garden is laid with gravel and includes a variety of mature shrubbery. To the side there is another area of gravel and shrubbery.



FRONT ELEVATION



REAR GARDEN

The large rear garden includes an area of decking, providing a quiet area to relax. There are some mature trees and shrubs with raised beds. Timber summer house and shed.



DRIVEWAY

To the rear of the garden there is a large driveway, providing off street parking.



LOCATION

The property is located in the Kinmylies area of Inverness. Local amenities can be found at Charleston shopping precinct and include a take-away, a general store/Post Office and a chemist.. Both primary and secondary schooling can be found nearby. There is a regular bus service into Inverness City Centre where further amenities can be found.

MISCELLANEOUS INFORMATION

Tenure - Freehold

Council Tax - Band B

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

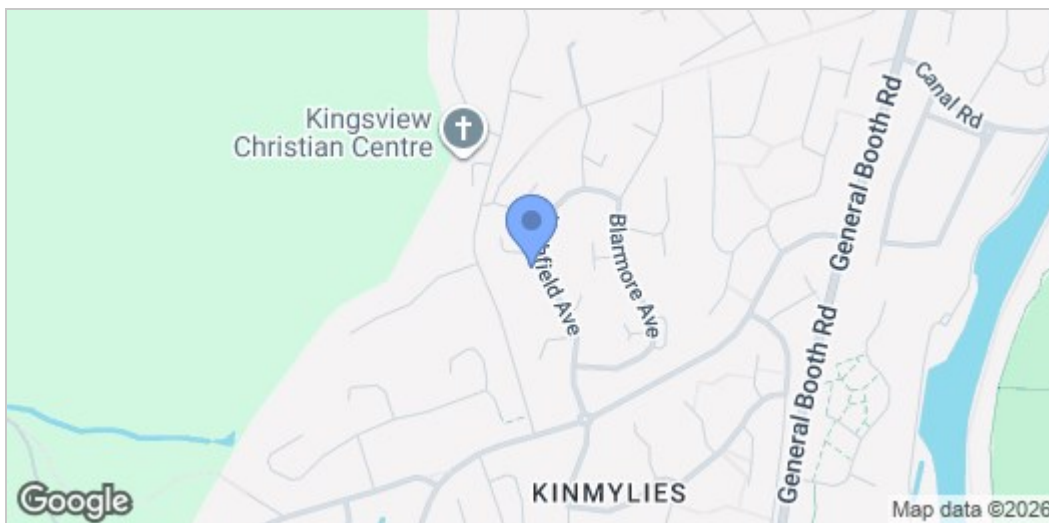


Approximate total area⁽¹⁾
41.2 m²
Balconies and terraces
13 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.