



47 Castle Heather Avenue, Inverness, IV2 4DS

Offers Over £160,000

REF: 60842





Situated in the highly popular Castle Heather area of the city, this well presented two-bedroom property is close to excellent facilities and within easy reach of the City Centre. In good condition throughout, the property benefits from double glazing, gas fired central heating and a private rear garden. With good storage and well-proportioned rooms, the semi-detached villa represents an ideal home for a family. Viewing is highly recommended to fully appreciate the delightful property and convenient location.

The accommodation consists of an entrance vestibule with store cupboard; double aspect lounge with a living flame gas fire providing a welcoming focal point; a generous kitchen with a good selection of base and wall mounted units, complementary tiling to splashback, gas hob, electric oven, space for washing machine and fridge freezer, large store cupboard, ample room for dining and door opening to the rear garden. On the upper floor the landing gives access to the two double bedrooms and family bathroom comprising a three-piece suit in white with electric powered shower to bath and a large store cupboard.

The garden area to the front of the property is mainly laid to lawn, while the fully enclosed rear garden is also laid to lawn with a raised decked area providing an ideal venue for alfresco dining or where one can sit and enjoy the sunshine. There is also a garden shed and the garden offers a good degree of privacy as it backs onto woodland. A driveway to the front of the property provides ample off-street parking.

Facilities closest to the property can be found at Balloan Shopping Centre which include a general store, chemist and hair salon. Additional facilities can be found at Inshes Retail Park which include a supermarket, takeaway, petrol station and small selection of retail outlets. Education is provided at Hilton Primary School or Inverness Royal Academy, both of which are within walking distance. A regular bus service to and from Inverness city centre is routed close by.

Inverness, the main business and commercial centre in the Highlands, is within very easy reach and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Entrance vestibule</b>	<b>1.04m x 1.02m (3'5 x 3'3)</b>	<b>Bedroom 1</b>	<b>3.81m x 3.21m (12'6 x 10'6)</b>
<b>Kitchen</b>	<b>3.80m x 2.66m (12'6 x 8'9)</b>	<b>Bedroom 2</b>	<b>3.81m x 2.66m (12'6 x 8'9)</b>
<b>Lounge</b>	<b>4.27m x 3.82m (14'0 x 12'6)</b>	<b>Bathroom</b>	<b>2.90m x 1.48m (9'6 x 4'9)</b>
<b>Upstairs landing</b>	<b>1.91m x 0.84m (6'3 x 2'9)</b>		



### General

General all floor coverings, light fittings and curtain poles are included in the asking price.

### Services

Mains water drainage electric and gas.

### Council Tax

Council Tax Band C

### EPC Rating

C

### Post Code

IV2 4DS

### Entry

By mutual agreement.

### Viewing

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

### Reference

AMM/JD/MURR0131/4

### Price

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### Directions

From Inverness city, take Castle Street turning left onto Old Edinburgh Road. Continue along Old Edinburgh Road, eventually passing Dows bar and diner on your right-hand side and take the next on your right into Castle Heather Road. Continue around the road, keeping right at the mini roundabout. Take the third on your left into Castleheather Avenue 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.

