



This one bedroom, end terrace bungalow is located close to excellent facilities and is within reasonable walking distance of the City Centre. The property which benefits from double glazing and gas fired central heating is in need of some modernisation, although once completed would represent an ideal home for a first time buyer or someone looking to down size.



8 Kilmuir Road, INVERNESS, IV3 8DT

Offers Over £98,000



REF: 60877

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Viewing is highly recommended to fully appreciate this bungalow and the convenient location.

The accommodation consists of: a hallway with large store cupboard housing the boiler; a front facing lounge with an ornamental electric fire providing a welcoming focal point; a kitchen with base units, oven, hob, washing machine, fridge freezer, breakfast bar and door giving access to the rear garden; double bedroom with fitted storage and level access shower room with WC, wash hand basin and mains fed shower.

The garden to the front, side and rear is fully enclosed and mainly laid to grass with a block built garden shed. There is ample communal parking to the side of the property for both residents and visitors.

Facilities are within very easy walking distance of the property and include a general store, Post Office and takeaway. A regular bus service to and from the City Centre is also routed close by.

Inverness City Centre is also close by and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail, and air links to the South and beyond.

Hall

3.73m x 1.07m (12'3 x 3'6)

Kitchen

3.25m x 2.78m (10'8 x 9'0)

Lounge

3.95m x 3.77m (13'0 x 12'3)

Bedroom 1

3.25m x 3.14m (10'8 x 10'3)

Bathroom

2.15m x 1.47m (7'0 x 4'9)



General

The washing machine and fridge freezer are included in the asking price.

Services

Mains water, electric, gas and electric.

Council Tax

Council Tax Band A

EPC Rating

C

Post Code

IV3 8DT

Entry

By mutual agreement

Viewing

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

Reference

AG/JD/WRIG0066/2

Price

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Directions

From Shore Street roundabout take Grant Street crossing the river heading towards Thornbush Road. Just before the bridge crossing overhead turn left into Wyvis Place and continue round the sharp left hand bend into Kilmuir Road, the property is located on your right hand side, by the parking area.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.

