



12 Overton Avenue, INVERNESS, IV3 8RR

Offers Over £265,000

REF: 60977





This deceptively spacious four bedroom bungalow, enjoys an elevated position in the highly popular Scorguie area of the City, taking full advantage the stunning views on offer across the Firth while being close to excellent facilities and the town centre. The property which has been extended, benefits from gas-fired warm air ducted heating, double glazing, off-street parking and a generous private garden. With well proportioned rooms and ample storage, this property represents a very comfortable family home.

Only by viewing can one fully appreciate this delightful property with its excellent views and ideal location.

The accommodation consists of: an entrance vestibule; hallway giving access to the partially floored attic which is reached via a drop down ladder and two cupboards, one housing the heating system; a generous kitchen with a selection of base and wall mounted units, washing machine, dishwasher, fridge, freezer, free standing gas cooker, two store cupboards and breakfast bar for informal dining; dining area with steps leading down to the double aspect lounge with patio doors opening to the side and a large window which allows you to enjoys the spectacular views across the City; four bedrooms, one currently utilised as a family room; shower room with WC, wash hand basin and electric powered shower; family bathroom comprising a four piece suit and free standing mains fed shower.

A garden area to the front of the property is laid to lawn with some mature shrubs and bushes while the fully enclosed rear garden is laid to grass and again populated with a good selection of shrubs and bushes with a paved patio area providing an ideal venue for alfresco dining. A driveway to the side of the property provides ample off-street parking and leads to the single garage which has light, power and up and over door. There is also a car port and garden shed.

The property is close to excellent facilities which include a supermarket, petrol station and selection of retail outlets. Education is provided at Scorguie Primary School or Charleston Academy, both of which are within walking distance. A bus service to and from the City is also routed close by.

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

Entrance Vestibule	1.40m x 1.22m (4'6 x 4'0)	Bedroom 2	3.38m x 3.43m (11'0 x 11'3)
Kitchen	6.56m x 4.07m (21'6 x 13'3)	Bedroom 3	2.98m x 2.83m (9'9 x 9'3)
Lounge	6.44m x 4.48m (21'2 x 14'8)	Bedroom 4	3.41m x 3.33m (11'2 x 10'11)
Dining Room	4.48m x 3.45m (14'8 x 11'3)	Shower Room	2.10m x 1.78m (6'11 x 5'9)
Hall	8.07m x 0.96m (26'6 x 3'2)	Bathroom	3.22m x 1.92m (10'6 x 6'3)
Bedroom 1/Family Room	3.23m x 2.62m (10'6 x 8'6)		



General

All floor coverings, curtains, blinds and white goods are included in the asking price.

Services

Mains drainage, electric, water and gas.

Council Tax

Council Tax Band E

EPC Rating

D

Post Code

IV3 8RR

Entry

By mutual agreement.

Viewing

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

Reference

TS/JD/PIER0009/3

Price

Offers Over £265,000

Directions

From Inverness City Centre, take Telford Street crossing over the canal swing bridge. At the traffic lights continue straight on passing the petrol station on your left hand side. Turn immediately left and then third right in to Overton Avenue, the property is further along on your right 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.

