



10 Pict Avenue, INVERNESS, IV3 8LX

Offers Over £190,000

REF: 61006





Situated in the highly popular Scorguie area of the City, this three-bedroom semi detached property is close to excellent facilities and is within very easy reach of the City Centre. The property benefits from double glazing, gas fired central heating and a private garden to the rear. With ample storage and well proportioned rooms, this property represents a very comfortable family home.

Only by viewing can you fully appreciate the potential this property has to offer and the convenient location.

The accommodation consists of: an entrance vestibule; inner hallway with plumbing for dishwasher in a store cupboard; a well appointed kitchen with a selection of base and wall mounted units, washing machine, fridge/freezer and gas fired Belling Range; a front facing lounge with bar, ornamental fire surround and patio doors opening from the dining area; downstairs toilet with WC and wash hand basin. On the upper floor the landing gives access to the partially floored attic which is reached via a drop down ladder; three good sized bedrooms, two with fitted storage and family bathroom comprising a WC, wash hand basin, corner spa bath and free standing electric powered shower.

The property enjoys garden area to the front, rear and side, well stocked with mature shrubs and bushes. A paved pergola provides an ideal venue for al fresco dining or entertaining. There are various other paved patio areas, a garden shed and brick built BBQ.

Facilities nearest the property can be found at Charleston shopping centre which caters adequately for daily requirements and include a general store, Post Office, takeaway and salon. Education is provided at Muirton Primary School or Charleston Academy, both of which are within easy walking distance.

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.

Entrance Vestibule	2.13m x 1.08m (7'0 x 3'6)	Bedroom 2	4.23m x 4.07m (13'11 x 13'3)
Hall	4.56m x 1.14m (15'0 x 3'9)	Bedroom 3	3.63m x 2.33m (11'11 x 7'8)
Kitchen	3.34m x 2.98m (10'11 x 9'9)	Bathroom	2.37m x 2.03m (7'9 x 6'8)
Lounge/Dining	9.26m x 3.62m (30'5 x 11'11)	WC	1.53m x 0.85m (5'0 x 2'9)
Bedroom 1	3.63m x 3.51m (11'11 x 11'6)		



General

All light fittings, curtains, blinds, white goods and range are included in the asking price.

Services

Mains water, drainage, gas and electric.

Council Tax

Council Tax Band D

EPC Rating

D

Post Code

IV3 8LX

Entry

By mutual agreement.

Viewing

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

Reference

TS/JD/CHIS0017/3

Price

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Directions

From Inverness, take Telford Street crossing over the canal swing bridge, taking the second on your left. Continue up the hill, taking the third on the left into Canal Road, then second left into Pict Avenue and 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.

