

**16a Pict Avenue  
Inverness  
IV3 8LX**



Suiting those looking for a family sized home, this four bedroom detached villa with attached single garage is located in a cul-de-sac in the popular Scorguie area of Inverness. It is fully double glazed, has gas central heating, gardens and off-street parking.

**OFFERS OVER £232,000**

HSPC Reference: 58277

**The Property Shop, 47 Church Street, Inverness**  
**Telephone: 01463 225 533    Fax: 01463 225 165**  
**Email: [property@munronoble.com](mailto:property@munronoble.com)**



#### PROPERTY

Having accommodation spread over two floors this detached villa would suit anyone looking for a family sized property in the Scorguie area of the city. The ground floor accommodation consists of an entrance vestibule, an open plan lounge/dining room, an inner hall, two bedrooms, a shower room, a family room and kitchen with utility room off. On the first floor can be found two further bedrooms, and a shower room. The property has an attached garage, off street parking, a garden and boasts ample storage provisions.

#### GARDENS

The property is surrounded by its garden, with the area to the front being laid to grass and having some flowerbeds. To one side is a large tarmac driveway that provides space for off-street parking for a number of vehicles and which leads to the attached garage. Located here is a shed and to the other side of the property is a patio/ bbq area that connects to the rear garden, which is laid to a combination of grass and patio.

#### LOCATION

The property is located in the Scorguie district of Inverness. Local amenities include both primary and secondary schooling, Blackpark Filling Station and



Kinmylies shopping area. There is a bus service to Inverness City Centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & cinemas. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

#### GENERAL DESCRIPTION

The double glazed main door of the property opens on to the entrance vestibule.

#### ENTRANCE VESTIBULE

Approx 1.47m x 1.31m

The vestibule has parquet flooring and a glazed door to the open plan hall/ lounge/dining room. With the hall area having a door to the first ground floor bedroom, a storage cupboard and the inner hall.



### INNER HALL

The inner hall has laminate flooring and has doors to a shower room, the second ground floor bedroom and double sliding doors to the airing cupboard.

### GROUND FLOOR BEDROOM

Approx 2.72m x 3.33m

This bedroom has laminate flooring, a radiator and there is a window to the front elevation.

### GROUND FLOOR BEDROOM TWO

Approx 2.46m x 3.52m

Bedroom two has a radiator, a window to the rear elevation and laminate flooring.

### GROUND FLOOR SHOWER ROOM

Approx 1.67m x 2.01m

The walls and floor of this room are tiled, it has a radiator, a window to the side elevation and comprises a WC, a wash hand basin and a wet-walled shower cubicle.

### LOUNGE AREA

Approx 5.22m x 3.32m

The lounge area has a continuation of laminate flooring from the hall, a radiator and is a double aspect room having windows to the front and side elevations. The lounge area is separated from the dining area by a chimney breast, in which a living flame gas fire is situated.

### DINING AREA

Approx 3.28m x 4.40m

The dining area has a radiator, laminate flooring and a double glazed sliding door to the family room and a sliding door to the kitchen. A wooden staircase rises from here to the first floor landing.

### FAMILY ROOM

Approx 2.32M X 3.83M

This is a double aspect room having windows to the front and side elevations. There is laminate flooring, a radiator and a double glazed door gives access to the rear garden.

### KITCHEN

Approx 2.45m x 4.39m

This contemporary kitchen has a tiled floor, a window to the rear elevation and comprises Laura Ashley wall and base mounted units with splash-backs and a 1½ bowl stainless steel sink with drainer and mixer tap. The integral Neff appliances consist of a dishwasher, a gas hob with an extractor over, a double electric oven and a fridge freezer. From the kitchen a glazed door opens onto the utility room.

### UTILITY ROOM

Approx 2.3m x 4.32m

The utility room comprises a breakfast bar, base mounted units with worktops, splash-back tiling and a stainless steel





sink with drainer and mixer tap. There is plumbing for a washing machine, a window to the rear elevation, a radiator and a double glazed door gives access to the rear garden.

#### LANDING

The landing has a radiator, laminate flooring and doors to the loft/eave space, two bedrooms and a modern shower room.

#### FIRST FLOOR BEDROOM ONE

Approx 3.39m x 3.21m

Having laminate flooring, a radiator and a window to the front elevation, this room has two fitted wardrobes and a door to a shelved storage cupboard.

#### FIRST FLOOR BEDROOM TWO

Approx 3.39m x 2.45m

This bedroom has laminate flooring, a fitted wardrobe, a radiator and a window to the rear elevation.

#### FIRST FLOOR SHOWER ROOM

Approx 3.83m x 1.58m

Comprising a WC, a sink within a vanity unit and a wet-walled shower cubicle, this modern shower room has a ladder radiator, an extractor fan, tiled flooring, a radiator and a window to the side elevation.

#### GARAGE

Approx 6.86m x 2.74m

The attached single garage has an up and over door and has power and lighting.

#### SERVICES

Mains water, electricity, gas and drainage.

#### EXTRAS

All carpets and fitted floor coverings.

#### HEATING

Gas central heating.

#### GLAZING

Double glazed windows throughout.

#### VIEWING

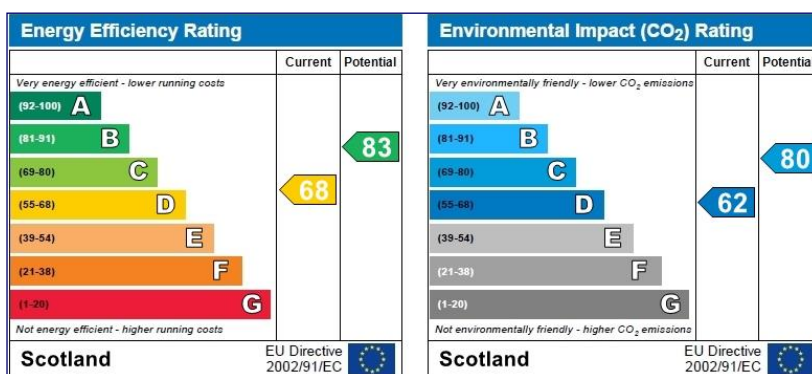
Strictly by appointment via Munro & Noble Property Shop -Telephone 01463 22 55 33.

#### ENTRY

By mutual agreement.

#### HOME REPORT

A Home Report is available for this property.



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

#### Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.