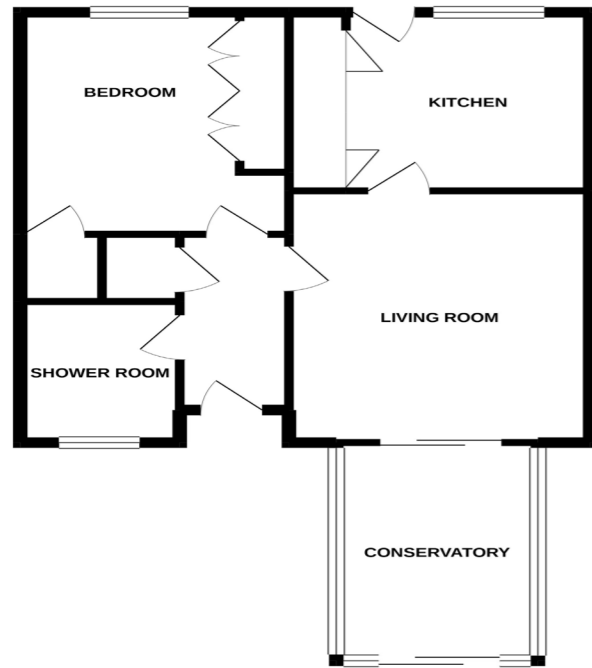


GROUND FLOOR



**Services**

Mains electricity, water, and drainage.

**Extras**

All carpets and fitted floor coverings. Fridge-freezer, washing machine, dryer, microwave, curtains and blinds.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

B

**Viewing**

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

**Entry**

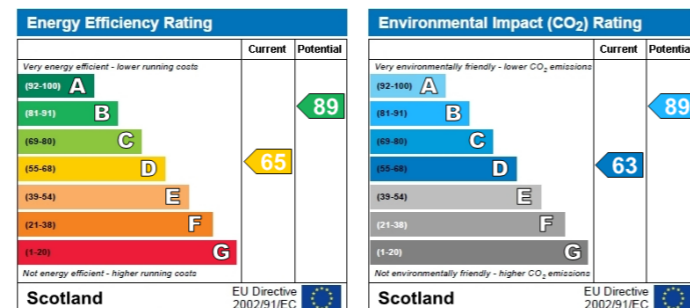
By mutual agreement.

**Home Report**

Home Report Valuation - £100,000

A full Home Report is available via Munro & Noble

- [property@munronoble.com](mailto:property@munronoble.com).



**44 Bruce Avenue  
Inverness  
IV3 5HE**

A one bedroom end terrace bungalow with conservatory and garden grounds.

**hspc OFFERS OVER £95,000**  
HSPC Reference: 58507

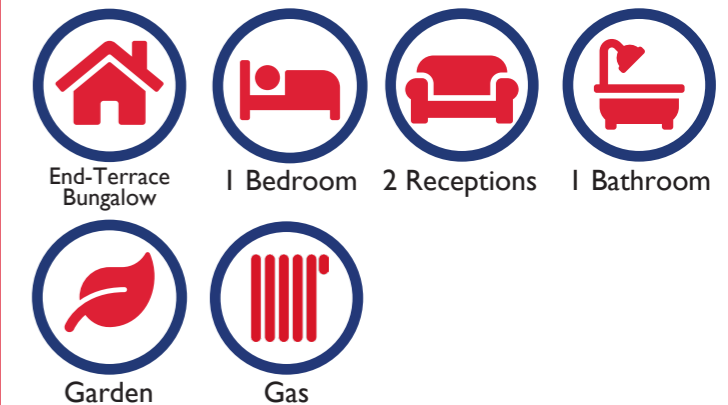
The Property Shop, 47 Church Street, Inverness

[property@munronoble.com](mailto:property@munronoble.com)

01463 22 55 33

01463 22 51 65

**Property Overview**



**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.



### Property Description

44 Bruce Avenue is located in the established residential district of Dalneigh and is within walking distance to the City Centre. The property is of non traditional construction and would suit a variety of potential purchasers including those who are looking for a property with rental potential. The accommodation requires a degree of modernisation but is well proportioned throughout and boasts ample storage provisions, gas central heating and is fully double glazed. Spread over one floor, the property comprises an entrance hall, a sizeable lounge with conservatory off, a double bedroom with fitted storage facilities and a shower room. Completing the accommodation is a kitchen fitted with wall and base mounted units and worktops, electric hob and oven and two storage cupboards. Included in the sale price is a fridge-freezer, washing machine, dryer and microwave. Externally, the front garden is laid to lawn and gravel with a raised decking area and is enclosed by wooden fencing. The side and rear garden is mainly laid to lawn with a generous gravel section, a drying area, three garden sheds and is enclosed by wooden fencing and hedging. Bruce Avenue is located within close proximity to a number of amenities including a general store, primary and secondary schooling and is within walking distance of a supermarket. The River Ness, the Ness Islands and Eden Court Theatre are also within walking distance

### Rooms & Dimensions

- Entrance Hall**
  - Lounge**  
Approx 4.19m x 3.63m
  - Conservatory**  
Approx 3.82m x 2.70m
  - Kitchen**  
Approx 3.05m x 2.88m
  - Bedroom One**  
Approx 3.32m x 3.79m
  - Shower Room**  
Approx 1.94m x 2.41m (AWP)\*
- \*(At Widest Points)

