



West & Peter Murphy
Estate Agents



31 Castle Heather Crescent, Inverness, IV2 4BF

Offers Over £185,000

The lovely semi-detached bungalow offers comfortable accommodation in the desirable Castle Heather residential area of Inverness. Accommodation comprises; entrance door to hallway with access to all rooms. The bright front facing lounge/dining room has a large picture window ensuring plenty natural light reaches this comfortable living space. Ample space for formal dining. Door to the well appointed kitchen and access to rear garden. Two double bedrooms, both with fitted storage and family bathroom including wc, wash hand basin, bath with shower over completes the internal accommodation. Externally the front garden is laid to lawn. Driveway to side provides off street parking. The rear garden is mainly laid with stone chippings, with an area of decking and timber garden shed.

Lounge/Dining Room

Accessed from the hallway. Large window to front. Ample space for formal dining. Door to kitchen.



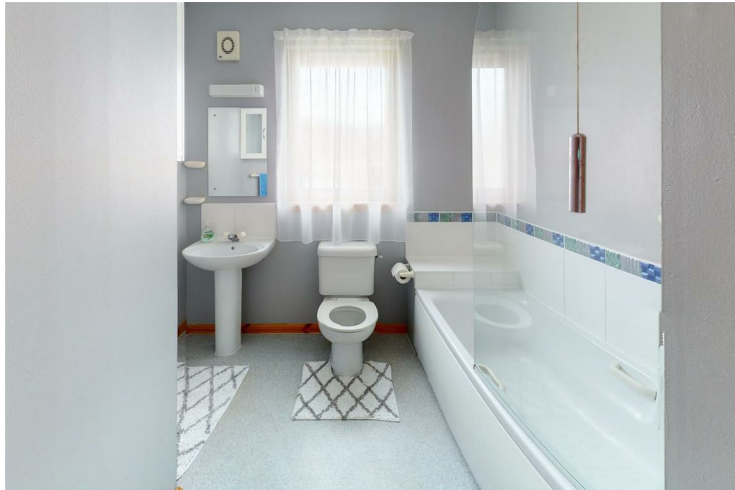
Kitchen

Accessed from the lounge. Good selection of wall and base units with recently fitted contrasting worktops. Neff double oven and induction hob. Window and door to rear.



Bathroom

Includes wc, wash hand basin and bath with shower over. Opaque window to side.



Bedroom 1

Good sized double bedroom. Window to front. Double wardrobe.



Bedroom 2

Double bedroom. Window to rear. Double wardrobe.



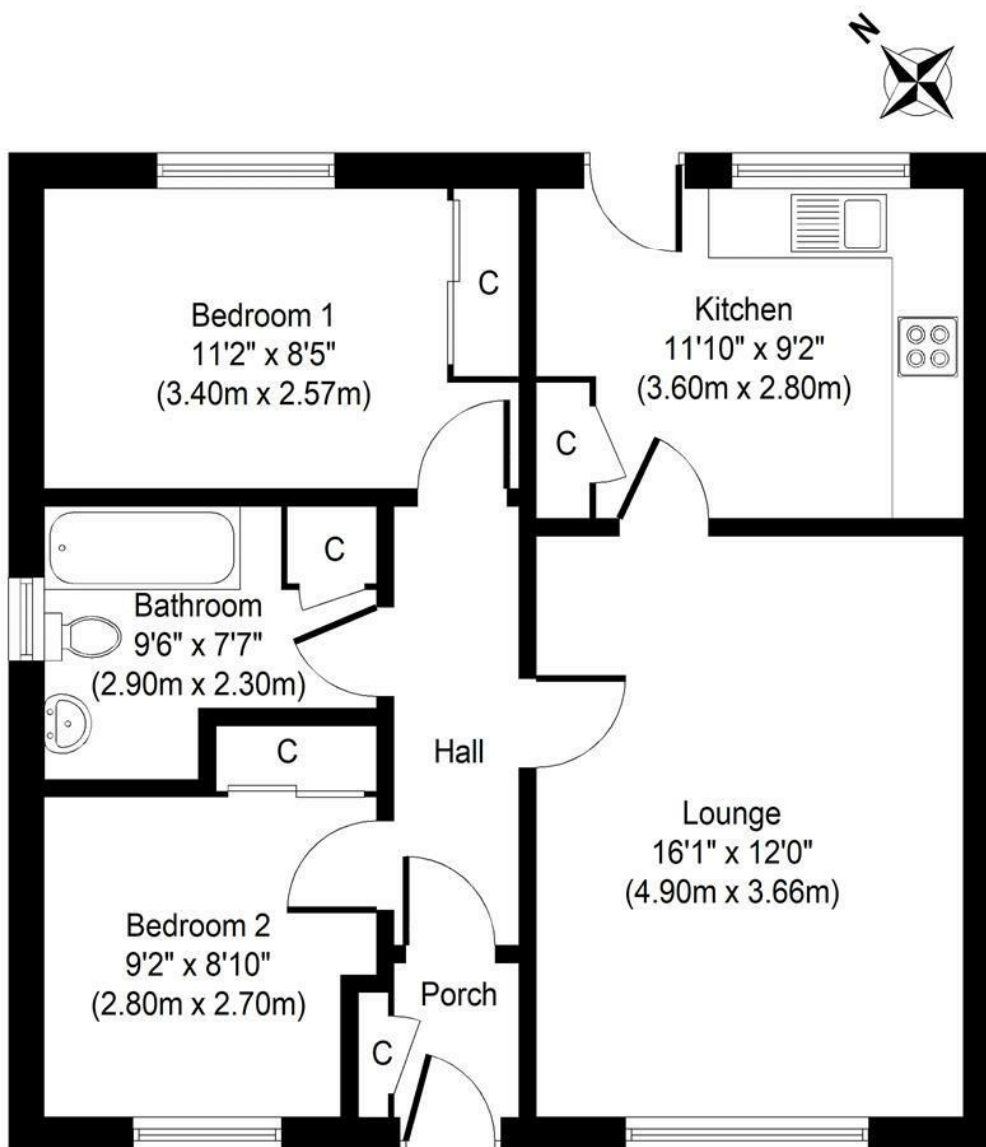
External

Externally the front garden is laid to lawn. Driveway to side provides off street parking. The rear garden is mainly laid with stone chippings, with an area of decking and timber garden shed.



Location

Castle Heather is a popular residential area approximately two miles from Inverness City centre. Local amenities include the shopping precinct on Balloan Road. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. Local amenities include both Asda and Tesco supermarkets and petrol stations. There are further amenities at Fairways Retail, including a bakers, hairdressers, barbers, travel agent, kart raceway and circuit gym; as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar. There is a regular bus service to the city centre. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an International airport.



Approximate Floor Area
654 Sq. ft.
(60.8 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

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