



PETER MURPHY & Co  
ESTATE AGENTS



## 42 Highfield Avenue, Inverness, IV3 8QS Offers Over £140,000

This immaculate 1 bedroom semi detached bungalow offer spacious accommodation for the discerning buyer in a quiet cul-de-sac in the popular residential area of Kinmylies. This lovely home will suit all types of purchaser, from first time buyers to retirees. The entrance door opens to the vestibule with storage and opens into the spacious lounge/dining room. This in turn leads to the kitchen, bedroom and bathroom. Externally the colourful front garden is laid with gravel and includes a variety of mature shrubbery. To the side there is another area of gravel and shrubbery. The large rear garden includes an area of decking, providing a quiet area to relax. There are some mature trees and shrubs with raised beds. Timber summer house and shed. To the rear of the garden there is a large driveway providing off street parking. The property also benefits from gas central heating and double glazing.

## ENTRANCE VESTIBULE

External door opens to the vestibule. Large storage cupboard and glazed door to lounge/dining room.

## LOUNGE/DINING ROOM

The bright and welcoming lounge has a large picture window to front, ensuring plenty natural light reaches this comfortable living space. Ample space for formal dining. Doors to kitchen and inner hall.



## KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops. Gas hob and wall mounted electric oven. External door to rear garden.



## BEDROOM

This double bedroom has a window to rear.



## BATHROOM

The immaculate bathroom includes wc, wash hand basin and bath with quality shower unit with showerhead and body jets.



## FRONT GARDEN

The front garden is laid with gravel and includes a variety of mature shrubbery. To the side there is another area of gravel and shrubbery.



## FRONT ELEVATION



## REAR GARDEN

The large rear garden includes an area of decking, providing a quiet area to relax. There are some mature trees and shrubs with raised beds. Timber summer house and shed.



## DRIVEWAY

To the rear of the garden there is a large driveway, providing off street parking.



## **LOCATION**

The property is located in the Kinmylies area of Inverness. Local amenities can be found at Charleston shopping precinct and include a take-away, a general store/Post Office and a chemist.. Both primary and secondary schooling can be found nearby. There is a regular bus service into Inverness City Centre where further amenities can be found.

## **MISCELLANEOUS INFORMATION**

Tenure - Freehold

Council Tax - Band B

## **DISCLAIMER**

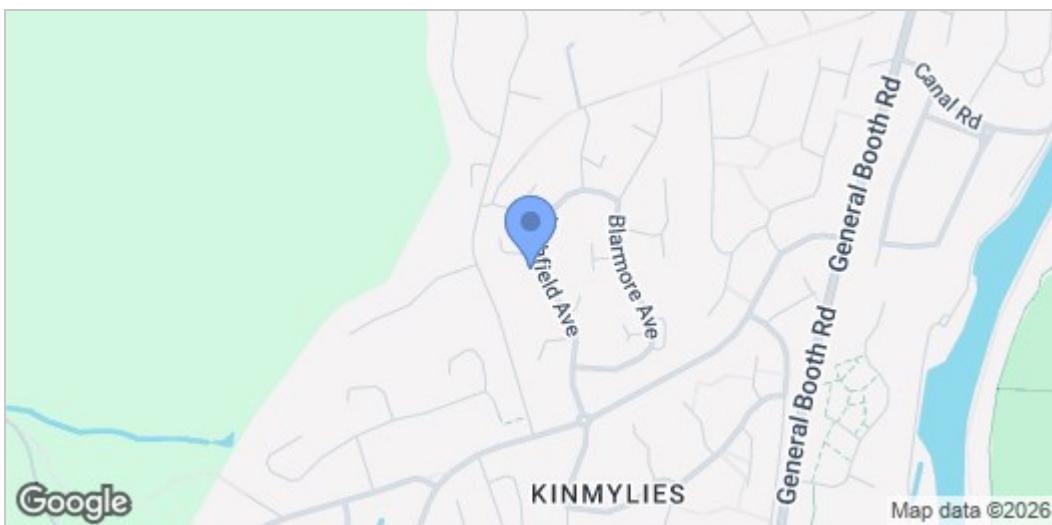
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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Energy Efficiency Rating

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

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