

35 Firthview Avenue, Inverness, IV3 8NT

Offers Over £275,000







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- Spacious detached bungalow with open views
- Lounge/diner, kitchen, 3 bedrooms, bathroom
- Desirable residential location on west side of the river
- Close to local amenities, walking distance to schools
- Detached garage, driveway, front and rear gardens
- EPC Band C









An excellent opportunity to purchase a well maintained, detached bungalow in the desirable Scorguie area of Inverness. The property is located in an elevated position within a quiet cul de sac and enjoys uninterrupted views towards the Beauly Firth, North Kessock and beyond.

The inviting front facing lounge/diner offers a bright, spacious setting ideal for modern living, creating a comfortable space for both relaxation and everyday family life. The kitchen provides ample base and wall units and features an integrated oven, induction hob and extractor fan. Included in the sale are the freestanding fridge/freezer, dishwasher and washing machine, the room enjoys a pleasant outlook over the rear garden. There are three double bedrooms all benefiting from built in wardrobes, while the modern family bathroom with separate shower completes the accommodation.

The gardens to the front and rear offer a mix of practicality and outdoor enjoyment. The front garden is designed for low maintenance with chippings and established shrubs. To the rear, a terraced layout provides distinct areas, the upper level is laid to lawn with mature planting, while the lower level offers a generous patio ideal for outdoor dining and relaxation.

A separate garage sits alongside a driveway with space for three cars. The property features double glazing and gas central heating throughout.

LOCATION: Scorguie is in a very desirable residential area on the west side of Inverness and close to the Caledonian Canal. Excellent facilities can be found a short distance away at the Telford Street shopping area, including, a choice of supermarkets, home stores, vets, café, take aways and a gym/climbing wall. Blackpark filling station is also close by. Education is provided at Muirtown Primary School and Charleston Academy both of which are within walking distance. A regular bus service to and from the City Centre is routed nearby. 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 [EM1.1]by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven and extractor. Free standing fridge/freezer, washing machine and dishwasher.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

COUNCIL TAX: Band E

TENURE: Freehold.

FLOOR AREA: 90m2

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge/Diner
25'5" x 14'8" (7.76 x 4.48)

Kitchen
13'0" x 10'5" (3.98 x 3.2)

Principal Bedroom
10'9" x 9'6" (3.30 x 2.91)

Bedroom 2
10'0" x 9'10" (3.06 x 3.00)

Bedroom 3
9'5" x 9'2" (2.89 x 2.80)

Bathroom
10'5" x 6'6" (3.19 x 2.00)

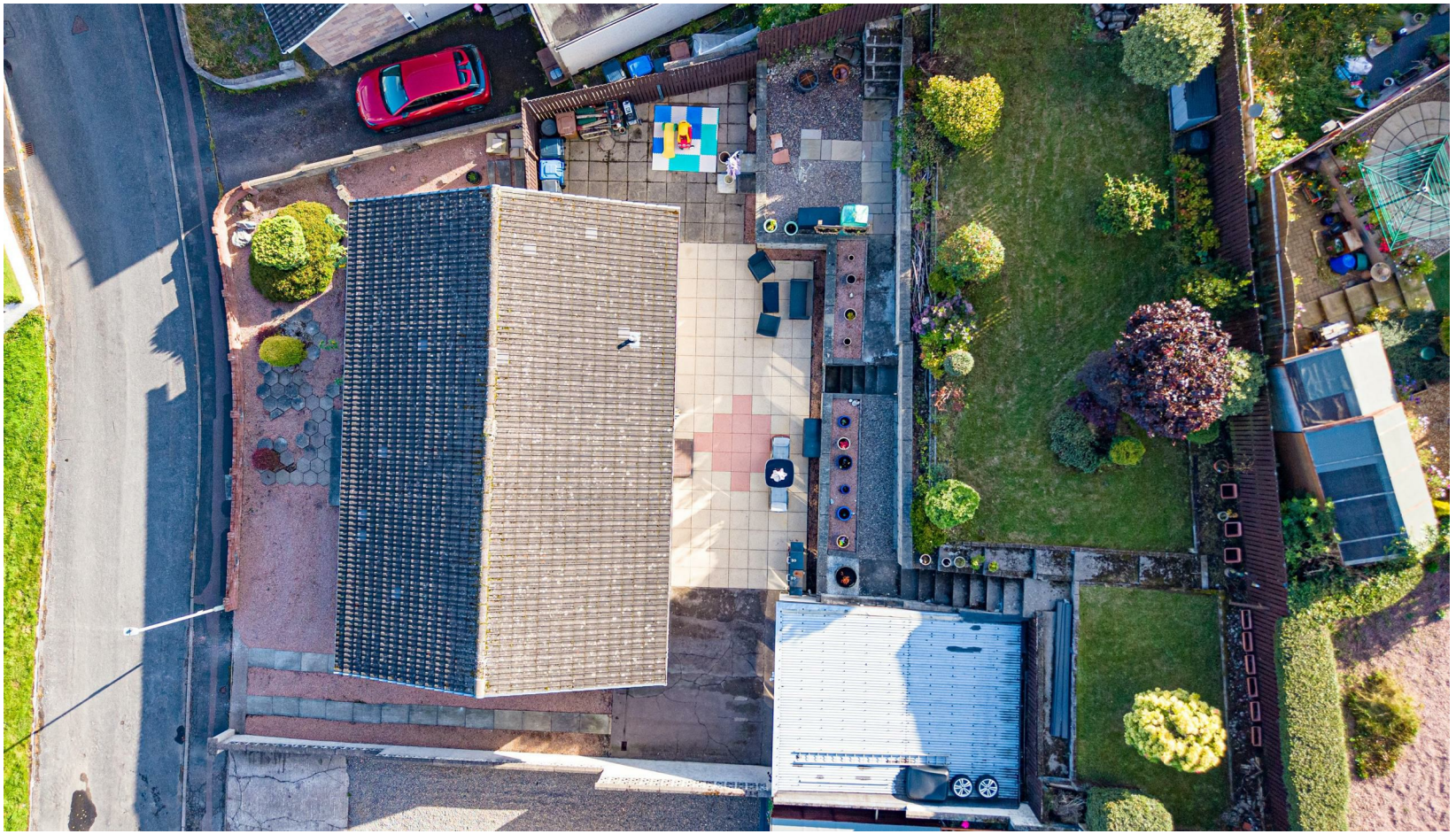




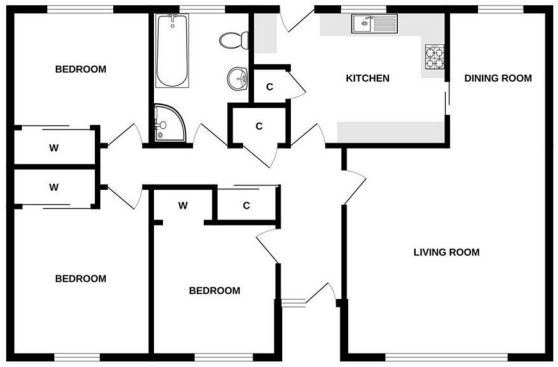








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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