7 Scorguie Terrace, Inverness, IV3 8SE

Offers Over £300,000

tailormade moves

- CLOSING DATE SET - 12NOON TUESDAY 21st JULY
- Stunning views over city centre and beyond
- Lounge, kitchen/diner, utility, sunroom
- 4 bedrooms, 2 ensuites, family bathroom
- Enclosed garden, garage, shed, parking for 4 cars
- EPC Band C

4

3

2

C

An excellent opportunity to purchase this spacious, extended 4 bedroom semi-detached bungalow in the popular Scorguie area of Inverness. The property is located in a quiet cul de sac and has uninterrupted views towards the Beauly Firth, North Kessock and beyond, and is presented in walk in condition throughout. The bright and generously sized lounge forms part of the extension and features a log burner along with beautiful elevated views across the city and beyond. The modern kitchen/diner offers ample base and wall units and includes integrated appliances such as a double oven, gas hob, extractor fan, fridge/freezer and dishwasher. A separate utility room provides excellent additional storage space with dedicated space for a washing machine and tumble dryer and there is also an integrated fridge. A bright and welcoming sunroom provides an additional relaxation space and enjoys lovey views over the garden and city. The property has 4 well proportioned bedrooms, one of which benefits from fitted wardrobes and 2 benefit from stylish ensuite shower rooms, alongside a modern family bathroom with separate shower. The home also benefits from a partially floored loft with ladder access, and two practical hall cupboards offering useful additional storage. The property features double glazing and gas central heating throughout. Externally, the enclosed rear landscaped garden has a lawn area, two patio areas, one with artificial grass and the other with decking providing ideal spaces for outdoor dining and relaxation. To the front, a generous loc block driveway provides parking for up to four cars, alongside a neat front garden with gravel and low maintenance planting. Completing the property is an integral garage, offering secure parking and additional storage options. This home is in walk in condition; early viewings is recommended.

LOCATION
Scorguie Terrace 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 passed the property. There is a regular bus service into the centre 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 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 gas hob, extractor, electric ovens, fridge/freezer and dishwasher.

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

COUNCIL TAX: Band D

TENURE: Freehold.

FLOOR AREA: 139m2

ENTRY: By mutual agreement.

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

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Lounge
17'3" x 17'10" (5.26 x 5.45)

Kitchen
16'0" x 12'8" (4.90 x 3.88)

Utility
9'0" x 9'9" (2.76 x 2.98)

Conservatory
10'11" x 11'3" (3.33 x 3.45)

Principle Bedroom
11'4" x 12'9" (3.46 x 3.89)

Principle Bedroom En suite
9'4" x 3'10" (2.87 x 1.17)

Bedroom 2
9'9" x 11'5" (2.98 x 3.50)

Bedroom 2 En suite
7'11" x 2'7" (2.43 x 0.80)

Bedroom 3
8'7" x 11'3" (2.63 x 3.45)

Bedroom 4
8'5" x 11'6" (2.57 x 3.52)

Bathroom
7'5" x 6'0" (2.27 x 1.83)

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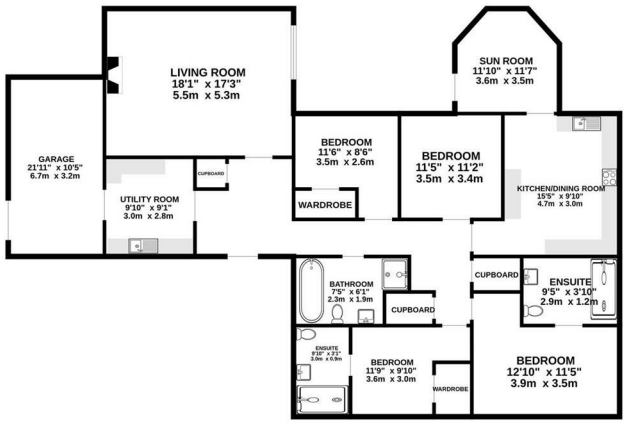
The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

E:
info@tailormademoves.co.uk
T: 01463 233218

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