

## 9 OAK AVENUE, INVERNESS, IV2 4NX



2 bedroom detached bungalow located in a desirable residential area of Inverness. The property benefits from double glazing and gas fired central heating although modernisation and redecoration may be desirable. The property may suit a young family or a family wishing to downsize.

- LOUNGE
- DINING ROOM
- 2 BEDROOMS
- KITCHEN
- SHOWER ROOM
- HALLWAY
- PORCH
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC BAND E

**OFFERS AROUND £160,000**

HSPC REF No: 47226

There are local shops in Culduthel Road and Green Drive and the property is close to the main bus route on Drummond Road with regular services to the City Centre. It is in the catchment area for Lochardil Primary and Inverness Royal Academy Secondary Schools. Inverness is the capital of the Highlands and offers a fine array of shopping, recreational and leisure facilities both within and outwith the city centre and excellent access to outdoor activities. The City is well served by road, rail and air links with other parts of the UK.

#### ACCOMMODATION

##### ENTRANCE VESTIBULE

3'1" x 3' (0.95M x 0.93M)

Fitted carpet, inner door to



##### HALLWAY

10'4" x 5' (3.15M x 1.53M)

Fitted carpet, alcove to side containing electric meters and hanging space for coats, double power point, telephone point, ceiling light fitting, smoke alarm, single panel radiator with shelf above. Ceiling hatch providing access to loft with partial flooring and light. Doors off to

##### LOUNGE

14'9" x 12'3" (4.50M x 3.74M) (AT WIDEST)

Fitted carpet, windows to front and side, coal effect gas fire in surround, louvre blinds, curtains, TV aerial point, 4 double power points, single panel radiator, triple pendant ceiling light fitting, shelved alcove to side of chimney breast, glazed partition and glass panelled door to



##### DINING ROOM

14'9" x 5'8" (4.50M x 2.64M)

Fitted carpet, window to side, louvre blinds and curtains, 2 ceiling light fittings, double panel radiator, shelved linen cupboard, shelved storage cupboard, smoke alarm, 1 double power point, glass panelled door to

##### KITCHEN

13'2" x 9'10" (4.02M x 2.70M)

Windows to rear, vinyl flooring, roller blinds, range of floor and wall units, stainless steel sink and drainer, Tricity Fiesta electric cooker, washing machine, fridge freezer, double panel radiator with shelf over, wall shelf, TV aerial connection, fluorescent ceiling strip light, door to



BUYING OR SELLING? FOR A COMPLETE SERVICE CONTACT

MACARTHUR & CO Telephone (01463) 234445 Fax (01463) 224995 E-mail: [property@macarthur.co.uk](mailto:property@macarthur.co.uk)

**REAR PORCH** 8'1" x 5'2" (2.47M x 1.58M) (AT WIDEST)

Full width windows on two sides and double glazed door to garden, vinyl floor covering, 1 double power point, ceiling light. Returning to HALLWAY doors off to

**BEDROOM 1** 12' x 10'4" (3.68M x 3.15M)

Window to front, fitted carpet, fitted double wardrobes with overhead storage cupboards and vanity unit with wall mirror, louvre blinds, curtains, single panel radiator, ceiling light fitting.



**BEDROOM 2** 12'1" x 10'3" (3.68M x 3.13M)

Window to rear, fitted carpet, louvre blinds, curtains, single panel radiator, 3 double and 1 triple power points, telephone point.



**BATHROOM** 7'2" x 5' (2.19M x 1.52M)

Window to rear, fitted carpet, coloured WC and washhand basin, shower cubicle with Mira Excel shower and wet wall finish, walls are part tiled and part vinyl tile effect. Wall mounted pine bathroom cabinet with matching towel rail and accessories, ceiling light fitting, wall mounted mirror.

**GARDEN**

Garden to front laid out under lawn and flower borders while rear garden is mainly paved with small lawn square. Outside tap, garden shed.

Tarmacadamed driveway to side of house to



**GARAGE** 18' x 9' (5.50M x 2.75M)

Timber construction with felt roof, power and light.

**EXTRAS**

All floor coverings, light fittings, cooker, fridge freezer and washing machine are included in asking price.

**SERVICES**

Mains water, drainage, electricity and gas.

**COUNCIL TAX**

Band D.

**EPC**

Band E.

**VIEWING**

By prior appointment by telephoning Inverness (01463) 229977 or 07850 317616 or through selling solicitors.

**ENTRY**

By arrangement with sellers but early entry available.

**HOME REPORT**

A Home Report is available at [www.packdetails.com](http://www.packdetails.com) [Postcode IV2 4NX Reference HP315113]

**ASKING PRICE**

Offers around £160,000.

**BUYING OR SELLING? FOR A COMPLETE SERVICE CONTACT**

**MACARTHUR & CO** Telephone (01463) 234445 Fax (01463) 224995 E-mail: [property@macarthur.co.uk](mailto:property@macarthur.co.uk)

# MACARTHUR & Co

SOLICITORS & ESTATE AGENTS

## DIRECTIONS

From Inverness City Centre proceed up Castle Street on to Culduthel Road and follow Culduthel Road for approximately 1 mile to junction with Muirfield Road and Drummond Road. Turn right at traffic lights into Drummond Road and proceed along Drummond Road approximately  $\frac{3}{4}$  mile before turning right into Oak Avenue and then first left and the property is on the left hand side.



## IMPORTANT NOTES

All particulars regarding the property, including measurements and price, are for the convenience and information of intending purchasers only. Whilst the information given is believed to be correct it is not warranted and does not form part of any contract.

Whilst we endeavour to make our particulars of sale as accurate and reliable as possible, if there is any point which is of particular importance to you please contact us and we shall be pleased to check the information. Please do so particularly if you are contemplating travelling some distance to view the property.

The photograph(s) show only certain parts of the property. You should not assume that other areas not shown are similar to those in the photograph(s). Please ask for further information if required.

Should any inaccuracy or error in the particulars come to your attention please let us know so that we can make the necessary correction immediately.

## MACARTHUR & Co

7 Ardross Street, Inverness IV3 5PL.

Telephone (01463) 234445 Fax (01463) 224995

E-mail: [property@macarthur.co.uk](mailto:property@macarthur.co.uk)

