



SouthForrest
Solicitors and Estate Agents



25 Duncraig Street, Inverness, IV3 5DJ

- £10,000 BELOW VALUATION
- Three double bedrooms
- Private & permit parking
- Spacious Lounge
- Family bathroom & WC
- Gas central heating
- Kitchen diner
- Private rear garden
- Double glazing throughout

Offers Over £210,000

£10,000 BELOW VALUATION

A rare opportunity to purchase a semi-detached property with a central location in an established area of Inverness. Offering ample accommodation and well-maintained outside space, this property is an ideal family home.

On the ground floor this property comprises of an entrance vestibule, hallway with original features, spacious lounge with fireplace, sizeable kitchen with ample storage and dining space, double bedroom, rear vestibule, and WC. On the first floor are a further two double bedrooms, both benefiting from fitted wardrobes and the family shower room completing the accommodation. The heating system is gas central heating with the boiler being installed in 2021. All windows are double glazed.

Private outdoor space includes a driveway with parking space for one vehicle to the front of the property. A fully enclosed rear garden which benefits from lots of sunlight and a variety of mature bushes, trees and flowers including an apple tree and bluebells.

Although in need of upgrading and modernisation, viewing is advised to appreciate the full potential of the property.

LOCATION

This property offers a fantastic location within walking distance of the City Centre.

A comprehensive range of amenities is available within Inverness City Centre. Nearby local amenities include convenience stores, supermarkets, post office, pharmacies, dental and doctors' surgeries, and a variety of restaurants, cafes, bars, and retail units. Nearby leisure facilities available include Inverness Tennis & Squash Club, Eden Court Theatre, Inverness Leisure Centre, and Ice Centre. As well as the Northern Meeting Park which regularly hosts a variety of events.

Pleasant walking routes can be found a short distance from the property along the Caledonian Canal and Ness Islands.

A regular bus service with a variety of destinations across Inverness operates from several stops nearby. Other travel routes are easily accessible from the property.

Primary schooling is available at Central Primary and St Joseph's Primary, Secondary pupils would attend Inverness High School, all schools are within walking distance.

DIRECTIONS

From Inverness City Centre cross Ness Bridge onto Tomnahurich Street. Continue straight through one set of traffic lights to the crossroad junction, turn right onto Kenneth Street and take the first left onto Duncraig Street. Number 25 will be on your left-hand side, clearly sign posted by a South Forrester for-sale board.

KEY POINTS

- Ideal family home
- Central location
- Generous living accommodation
- Excellent storage provisions
- Schools & amenities nearby

ACCOMMODATION

ENTRANCE VESTIBULE

1.43 x 1.13 (4'8" x 3'8")

Front external door with glass panel above, door to hallway.

HALLWAY

4.94 x 1.42 x 1.22 (16'2" x 4'7" x 4'0")

Stairs to first floor, feature ornate archway, provides access to lounge, kitchen and downstairs bedroom.

LOUNGE

4.32 x 4.02 (14'2" x 13'2")

Bright and spacious lounge with high ceilings, elongated front facing windows providing an influx of natural lighting and electric fireplace with marble hearth and wooden mantle creating a cosy focal point to the room. Fitted TV unit and side board offering great storage space.



KITCHEN

5.22 x 4.43 x 2.69 (17'1" x 14'6" x 8'9")

Ample wall and base mounted cabinets, plenty worktop space with tiled splash back and stainless steel sink and draining board. Shelved storage alcove, under stair cupboard and fitted storage unit. Dining space suited to both formal and informal dining. Boiler and access to rear vestibule.



REAR VESTIBULE

0.99 x 0.90 (3'2" x 2'11")

Access to rear external door and downstairs WC.

WC

1.70 x 0.93 (5'6" x 3'0")

Wash hand basin, WC and side facing frosted glass window.

LANDING

2.68 x 1.25 (8'9" x 4'1")

Provides access to all first floor rooms. One large storage cupboard and one cupboard housing access to fully floored and insulated loft space with fitted ladder.

BEDROOM ONE

3.76 x 3.61 (12'4" x 11'10")

Double bedroom with front facing window and fitted wardrobe unit with two double wardrobes and cupboard space.



BEDROOM TWO

3.53 x 3.40 (11'6" x 11'1")

Double bedroom with rear facing window and fitted wardrobe unit with two double wardrobes and cupboard space.



BEDROOM THREE

3.54 x 3.40 (11'7" x 11'1")

Situated on the ground floor. Double bedroom with fitted wardrobe unit, vanity area with storage cupboard. Airing cupboard housing water tank, fuse box and electric meter. Side facing window.



FAMILY SHOWER ROOM

2.45 x 2.08 (8'0" x 6'9")

Modern, walk-in shower, wash hand basin, WC, heated towel rail, shelved storage cupboard and front facing frosted glass window.



FRONT/DRIVEWAY

Private, fully enclosed and offers parking space for one vehicle. Paved pathway to front door and to rear of property.



REAR GARDEN

Private, fully enclosed garden with paved pathway, green house, garden shed and lawn area. Assortment of mature trees, shrubs and bushes providing a colourful bloom in the Spring and Summer months.



EXTRAS

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, integrated appliances, white goods and garden shed are to be included in the sales price. The boiler was fitted in 2021 and has a 5 year manufacturers guarantee.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

PARKING

In addition to the private parking area on-street parking permits are available for residents and visitors from the Highland Council.

COUNCIL TAX

The current council tax is Band D. Please be aware that this may be subject to change upon sale.

EPC BAND

EPC Band D.

VIEWINGS

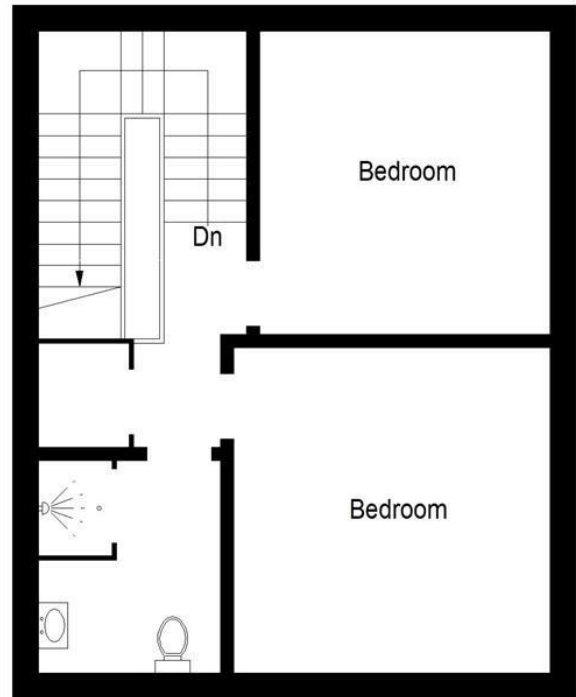
By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

60788.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1062220 / Ref:87509)



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