



53 Wester Inshes Crescent, Inverness, IV2 5HL

- Detached bungalow
- Two double bedrooms
- Private driveway
- Two reception rooms
- Family shower room
- Gas central heating
- Kitchen diner
- Private front & rear gardens
- Double glazing throughout

Offers Over £215,000

An excellent opportunity to purchase a two-bedroom, detached bungalow in a sought-after residential area. With well-proportioned room sizes, ample storage provisions and a convenient location within the City, this property offers an ideal first-time buy or family home.

Comprising of entrance hall, spacious lounge, kitchen with generous storage and dining space, two double bedrooms both benefitting from fitted wardrobes, conservatory at the rear of the property and the family shower room completing the accommodation. Also benefitting from double glazing throughout and gas central heating.

Private outdoor space includes a front and fully enclosed rear garden with a variety of trees, shrubs and plants and a private driveway.

Appealing to a range of buyers, early viewing is recommended.

LOCATION

Situated in the well-established Wester Inshes area of Inverness, this property offers a favourable location within the city. Local amenities include convenience stores, community parks, pharmacy, beauty salon and take aways. Nearby you will find Inshes Retail Park hosting large supermarkets as well as retail and leisure facilities. Raigmore Hospital, Fairways business park and Driving Range and the University of the Highlands and Islands are all located within a short distance of the property. Inverness City Centre is approximately 2.8 miles from the property.

Excellent public transport links are available within walking distance offering routes into the City Centre and across Inverness. All major travel routes including A9, A96 & A82 are easily accessible.

For younger children, primary schooling is available at Inshes Primary School located within walking distance. Older children would attend Millburn Academy. A public bus service is available for transport.

DIRECTIONS

From Inverness City Centre head to Inshes roundabout, take the exit signposted for Hilton & Culduthel onto Sir Walter Scott Drive, continue to the roundabout, and take the first exit onto Inshes Road. At the roundabout continue straight staying on Inshes Road and follow to the next roundabout. Take the third exit onto Stevenson Road and then take the first right onto Wester Inshes Drive. Take the first right onto Wester Inshes Crescent and number 53 will be the first house on your right-hand side, clearly sign posted by a South Forrest 'For Sale' Board.

KEY POINTS

- Ample storage provisions
- Amenities nearby
- Schools within walking distance
- Ideal first time buy or family home

ACCOMMODATION

ENTRANCE HALL

3.96 x 3.75 (12'11" x 12'3")

Front external door, provides access to all living space, one storage cupboard housing fuse box and electric meter, one large storage cupboard housing boiler and water tank. Loft hatch.

LOUNGE

6.21 x 3.52 (20'4" x 11'6")

Bright and spacious lounge with glass panelled door from hallway, access to kitchen and front facing window providing an influx of natural light.



KITCHEN

3.88 x 3.52 to 2.60 (12'8" x 11'6" to 8'6")

Wood finish wall and base mounted cabinets, worktop space with tiled splash back and 1 and a 1/2 bowl stainless steel sink and draining board. Integrated extractor fan and space for white goods. Dining area with wall mounted cabinets above. Storage cupboard, rear external door and rear facing window.



BEDROOM ONE

3.36 x 2.99 (11'0" x 9'9")

Double bedroom with fitted double wardrobe and front facing window.



BEDROOM TWO

3.20 x 2.80 (10'5" x 9'2")

Double bedroom with fitted double wardrobe and access to conservatory.



CONSERVATORY

2.76 x 2.55 (9'0" x 8'4")

Accessed from bedroom two. Situated at the rear of the property this room is an ideal space for enjoying the sun year round. Double patio doors lead out to the rear garden.



FAMILY SHOWER ROOM

2.53 x 2.00 (8'3" x 6'6")

Modern, walk in shower, wash hand basin with storage, wall and base mounted cabinets, wall mounted light with shaving point, WC, heated towel rail and side facing frosted glass window.



FRONT GARDEN & DRIVEWAY

Laid to lawn with stone chip border with potted plants and flowers. Pathways and gates to rear garden at both sides of the property. Private driveway offers off-street parking for two or three vehicles. Timber shed at the end of the driveway.



REAR GARDEN

Fully enclosed, private rear garden. Mostly laid to lawn with paved pathway, vegetable patch and assortment of mature shrubs and trees.



EXTRAS

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, integrated appliances, white goods and garden sheds are to be included in the sales price.

SERVICES

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

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 C.

VIEWINGS

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

HSPC REFERENCE

60793.



Illustration For Identification Purposes Only.
Not To Scale (ID102613 / Ref:87524)



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