



104 Laurel Avenue, Inverness, IV3 5RS

- SALE AGREED - VIEWINGS SUSPENDED.
- Three double bedrooms.
- Timber garage & driveway.
- Spacious lounge.
- Accessible wet room.
- Gas central heating.
- Kitchen.
- Generous garden grounds.
- Single glazing throughout.

Offers Over £175,000

*****SALE AGREED - VIEWINGS SUSPENDED*****

An excellent opportunity to purchase a spacious three-bedroom, semi-detached house appreciating well-proportioned room sizes, generous garden grounds and a convenient location in the established Dalneigh district of Inverness.

The ground floor accommodation comprises of the entrance hall, comfortable lounge with feature fireplace and double aspect windows allowing an influx of natural light through the room, kitchen with ample storage space and one double bedroom. On the first floor the landing provides access to two further good-sized double bedrooms and the accessible wet room which completes the accommodation. This property also benefits from gas central heating and single glazing throughout.

This property sits on a corner plot and offers considerable private outside space with gardens to the front, side and rear. There is a private driveway with a timber garage at the rear of the property.

Appealing to a range of buyers and offering an ideal family home or first-time buy opportunity, early viewing is advised.

LOCATION

Situated on Laurel Avenue in the popular Dalneigh of Inverness, this property offers a convenient location within walking distance of the City Centre.

Nearby amenities include convenience stores, bakery, pharmacy, doctors' surgery, and community centre. Inverness City Centre just over a mile away from the property hosts a comprehensive range of amenities and leisure facilities.

A short distance from the property you will find Eden Court Theatre, Inverness Leisure Centre, Botanic Gardens, Inverness Ice Centre and the iconic Ness Islands providing a lovely walking route.

Fantastic public transport links into the City Centre and across Inverness are available from a variety of stops throughout Dalneigh. Other transport routes across Inverness and further afield including the A9 and A82, are easily accessible.

Primary schooling is available at Dalneigh Primary School, older children would attend Inverness High School. Both schools are within walking distance.

DIRECTIONS

From Inverness City Centre, travel across Ness Bridge onto Tomnahurich Street, continue straight through the traffic lights and take a right onto Bruce Gardens, at the roundabout continue straight on to stay on Bruce Gardens. Take the second right onto Laurel Avenue and number 104 will be on your left-hand side, just before the roundabout and clearly sign posted by a South Forrest 'For Sale' board.

KEY POINTS

- Ideal first-time buy & fantastic family home.
- Walking distance to schools & amenities.
- Generous corner plot.
- Good storage provisions.

ACCOMMODATION

ENTRANCE HALL

2.00 x 1.83 (6'6" x 6'0")

Front external door, access to lounge and bedroom three, two small storage cupboards, access to consumer unit and electricity meter, stairs to first floor and loft hatch.

LOUNGE

5.50 x 3.50 (18'0" x 11'5")

Bright and spacious lounge with feature fireplace, shelved alcove, double aspect windows to the front and rear and access into the kitchen.



KITCHEN

4.47 x 2.58 (14'7" x 8'5")

Wall and base mounted cabinets, worktop space with tiled splash back, stainless steel sink and draining board. Space for white goods, large storage/pantry cupboard, boiler, rear window and rear external door.



BEDROOM ONE

3.85 x 3.38 (12'7" x 11'1")

Spacious double bedroom with fitted, double wardrobe and front facing window.



BEDROOM TWO

4.33 to 3.99 x 3.52 (14'2" to 13'1" x 11'6")

Comfortable double bedroom with storage cupboard and double aspect windows to the side and rear of the property.



BEDROOM THREE

3.81 x 2.81 (12'5" x 9'2")

Located on the ground floor, double bedroom with fitted double wardrobe and front facing window.



WET ROOM

1.95 x 1.81 (6'4" x 5'11")

Accessible wet room with walk in shower with seat and hand rails, WC, wash hand basin, shelved storage cupboard and rear facing textured glass window.



LANDING

2.54 x 2.04 (8'3" x 6'8")

Access to all bedrooms and wet room, large storage cupboard housing water tank and loft hatch.

FRONT GARDEN

Private garden with paved pathway to front and side of the property, border of colorful bushes and greenery as well as well-maintained lawn space.



DRIVEWAY & GARAGE

Private driveway with parking space for around three vehicles and timber garage.



EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks and white goods 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.

EPC BAND

EPC Band D.

COUNCIL TAX BAND

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

VIEWINGS

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

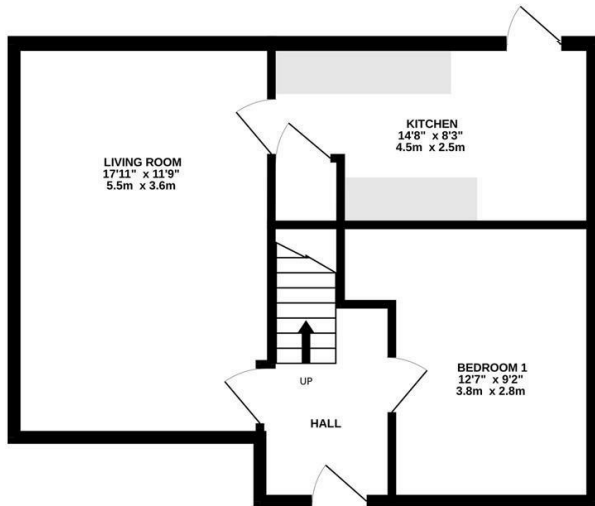


REAR GARDEN

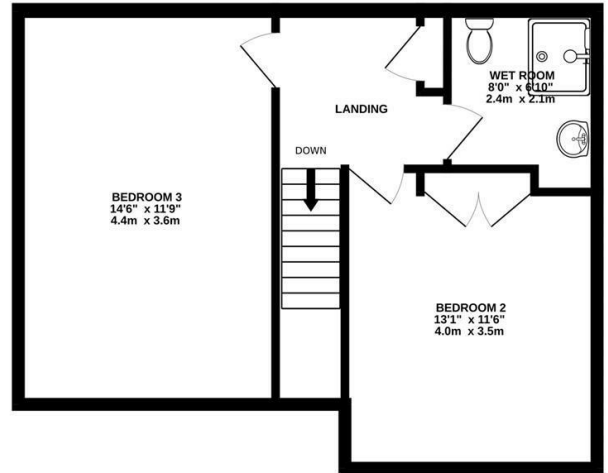
Easily-maintained garden area laid to stone chips with access to driveway, timber garage and rear of property.



GROUND FLOOR



1ST 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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