



## REDUCED IN PRICE



'BURNSIDE', TOWER BRAE NORTH, INVERNESS

Vestibule  
Sitting room  
Lounge  
Dining room

Kitchen  
3 Bedrooms  
Bathroom

Toilet  
Garden  
Floored loft

Fixed price of £185,000

'Burnside' is a detached cottage situated in a pleasant, well-established residential area within easy reach of the city centre and local amenities. Tower Brae North is a quiet cul-de-sac located North off Tower Road within walking distance of local shops and only a very short drive from the Inshes Retail Park, Raigmore Hospital, Beechwood Business Park.

Inverness, the main business and commercial centre for the Highlands, offers superb shopping, leisure and recreational facilities together with a lively cultural and entertainment scene. With good road, rail and air links, Inverness provides easy access to a host of outdoor pursuits.





Set in generous grounds of 0.4 acres, 'Burnside' offers an opportunity to those seeking a renovation or redevelopment project. The accommodation, arranged over one floor, is spacious and benefits from a modern kitchen and partial gas central heating. Viewing is recommended to appreciate fully the potential and attractive position of this property.

The gardens, laid out mainly with grass, also incorporate a variety of easily-maintained mature trees, hedges, shrubs and flower beds. There are three lockable outbuildings - two garden sheds and a potting shed. There is also a two-seater covered swing seat. A tarmac area to the front of the property provides off-road parking for two cars.

**Vestibule:** 1.18m x 1.01m

Front door opening into the well-lit vestibule with lockable inner door giving access to the sitting room/day room.

**Sitting room/day room:**

6.13m x 3.42m

Bright and spacious East-facing room with large bay windows giving an outlook over the enclosed front garden. Gas fire in fireplace with tiled inset and hearth. Glazed door leading to the dining room.

**Dining room:** 3.39m x 2.44m

Versatile area with access to the kitchen, bedroom 1 and the inner hall. A built-in lockable drinks cabinet and two alcoves for storage/display. An access hatch off the large skylight feature to a limited loft storage area above bedroom 1.

**Kitchen:** 3.46m x 4.83m

Fitted with modern floor-based and wall-mounted units incorporating a gas hob and 1½ electric oven. The fridge/freezer and washing machine are included in the sale. The oil-fired Rayburn has been de-commissioned meantime, but may be re-instated at a later date. There is a storage cupboard which also houses the hot water tank, plus a large walk-in shelved storage cupboard also housing the wall-mounted gas boiler. A lockable door in the kitchen gives access to the rear vestibule.

**Rear vestibule:** 1.56m x 1.14m

With a secure door leading out to the garden and patio/barbeque area, plus a door into a storage room with abundant shelving and an upright fridge/freezer (also included).

**Bedroom 1:** 3.51m x 3.58m

Located off the dining room this room has a built-in pine bed frame, wardrobes and pine dressing table and cupboards. South-facing window. There is also a concealed key-operated safe.

**Inner hall**

Two bedrooms, the bathroom, toilet and lounge are located off the inner hallway. Access to a fully-floored loft/storage area (above the entirety of bedroom 3 and the lounge) can be gained from here via a folding ladder.

**Lounge:** 5.20m x 3.10m

Spacious room at the North end of the house with secondary-glazed lockable windows to the front, side and rear. A working open coal/wood fire in tiled fire place. There are several feet of floor-to-ceiling built-in bookshelves where the inner hall meets the lounge.

**Bedroom 2:** 3.04m x 3.13m

With built-in wardrobes and front facing lockable window and fold-back wooden shutters.

**Bedroom 3:** 2.54m x 3.09m

With front facing secondary-glazed lockable windows. Built-in wardrobes and dressing table.

**Bathroom:** 1.64m x 3.4m

Fitted with a wash hand basin with large mirror above, spa bath, WC, heated towel rail and electric shower in a shower cubicle. There is a sliding partition door for the WC/shower area, plus ample built-in towel/linen/laundry storage with sliding doors.

**Toilet:** 1.32m x 0.99

Fitted with a WC and wash hand basin with mirror above and cupboard beneath.



### Conditions

All carpets, curtains, oven, hob, fridge/freezer, washing machine, large oil tank (approximately 30% full), garden sheds and potting shed are included in the sale price.

### Council Tax

Band E

### Post Code

IV2 5FE

### Entry

By mutual agreement

### Viewing

Strictly by appointment through South Forrest Property Department on 01463 250255

### Price

Fixed price of £185,000. Offers to purchase should be submitted in proper Scottish legal form to the sole agents South Forrest, Solicitors & Estate Agents, Inverness.



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