



22 HIGHFIELD AVENUE, INVERNESS

Vestibule  
Lounge

Kitchen  
Bathroom

2 Bedrooms

Offers over £150,000

Detached bungalow located in the Leachkin area of the city within easy reach of a good range of amenities and schools. Local shops can be found in nearby Kinmylies and a good range of superstores are located on Telford Street. A bus service to and from the city centre is routed nearby.

Inverness with its excellent road, rail and air links offers extensive shopping, leisure and recreational facilities with superb access to a wide range of outdoor sports and activities.





Situated in a cul de sac this detached bungalow offers well proportioned accommodation and benefits from gas central heating with radiators throughout. The bungalow is predominately double glazed and both bedrooms are double in size. There is a garden to the front and side which is grassed, the driveway provides parking for up to 5 cars, this generous area offers possibilities for extending the bungalow, subject to the usual planning permission.

**Vestibule: 1.40m x 1.14m**

The front door gives access to the vestibule which has a large storage cupboard. Door to lounge.

**Lounge: 3.05m x 4.86m**

Well proportioned room with large front facing window. Electric fire in attractive wood surround. Laminate wood flooring. Door to kitchen and door to inner hall.

**Kitchen: 3.22m x 3.07m at widest points**

Fitted with floor based and wall mounted units incorporating a stainless steel sink, five burner gas hob and electric oven. Space for informal dining. Laminate wood flooring. Door to rear garden. Cupboard housing the hot water tank.

**Inner hall**

From the inner hall access can be gained to both bedrooms, bathroom and the loft space.

**Bathroom: 1.55m x 2.19m**

Fitted with a white WC, wash hand basin and bath with shower fitted above. Side facing window.

**Bedroom 1: 3.12m x 2.49m**

Double room with rear facing window. Built in wardrobe and laminate wood flooring.

**Bedroom 2: 2.46m x 3.16m**

Double room with side facing window. Built in wardrobe and laminate wood flooring.

**Garden**

The bungalow has a small garden and a generous parking area to the side.

**Post Code**

IV3 8QS

**Council Tax**

Band D

**General**

It is the owners intention to build in the plot to the rear of the bungalow. Services to the plot will require to be taken through the driveway of 22 Highfield Avenue. All other access to the new house will be from Balnafettack Road.

**Conditions**

All floor coverings, curtains, blinds, electric fire, oven, hob, fridge and freezer are included in the sale price.

**Entry**

By mutual agreement, early entry available.

**Viewing**

Tel 07595161551 for an appointment to view

**Price**

Offers over £150,000

