



28 Innes Street, Inverness, IV1 1NS

- Detached house.
- Four double bedrooms.
- Gas central heating.
- Three reception rooms.
- Family bathroom.
- Double glazing throughout.
- Spacious kitchen.
- Front & rear gardens.
- On-street permit parking.

Offers Over £265,000

An excellent opportunity to purchase a detached four-bedroom house within walking distance of Inverness City Centre. With well-proportioned room sizes and lots of potential, this property, once upgraded, will offer a superb family home with ample living space.

The ground floor comprises of entrance hall, reception room with elongated windows allowing for an influx of natural light through the room. Second reception room featuring an open fire, spacious kitchen with generous storage space, one double bedroom and porch at the rear of the property. On the first floor the landing gives way to a further four double bedrooms, box room and the family bathroom completes the accommodation. This property also benefits from gas central heating with a combi boiler, floored loft space and double glazing throughout.

Private outdoor space includes a small front garden, shared bin store to the left of the property and fully enclosed rear garden featuring lawn space, raised beds and garden sheds.

Parking is on-street, permit parking.

Although in need of modernization and refurbishment throughout this property offers a fantastic opportunity for someone to put their own stamp on a blank canvas, this property will appeal to a range of buyers and viewing is advised.

LOCATION

Situated within walking distance of the City Centre and this property boasts a hugely convenient location.

Inverness City Centre is approximately 0.7 miles from the property and offers a comprehensive range of amenities and leisure facilities. Within a few minutes walk you will find Rose Street Retail Park and the Eastgate Shopping Centre. Inverness bus and train station are also both located within walking distance of the property, both offering a range of destinations across the Highlands and further afield. Travel routes, including the A9, are easily accessible from the property. Inverness airport is 20-minute drive away.

For younger children, primary schooling is available at Crown Primary School approximately 1.3 miles from the property. Older children would attend Millburn Academy located approximately 2 miles away.

DIRECTIONS

From the City Centre, head to Shore Street roundabout and exit onto Shore Street, signposted for the Harbour. Take the first right onto Innes Street. Number 28 will be near the end of the street, on your left-hand side and will be clearly sign posted by a South Forrester for-sale board.

KEY POINTS

- Well-proportioned accommodation.
- Refurbishment opportunity.
- Walking distance to City Centre.
- Close to local amenities.
- Excellent transport links.

ACCOMMODATION

ENTRANCE HALL

7.39 x 2.26 (24'2" x 7'4")

Front external door, provides access to all ground floor accommodation and stairs to first floor.

LOUNGE

4.60 x 4.30 (15'1" x 14'1")

Bright and spacious reception room with front facing, elongated windows allowing for an influx of natural light through the room. Feature, electric fireplace with wooden mantle.



SITTING ROOM

4.65 to 4.28 x 4.62 (15'3" to 14'0" x 15'1")

Generous reception room with open fire creating a cosy focal point to the room, shelved storage cupboard and front facing, elongated window.



KITCHEN

4.00 to 3.42 x 4.19 (13'1" to 11'2" x 13'8")

Wall and base mounted cabinets, worktop space with tiled splash back and one a half bowl stainless steel sink and draining board. Ample space for white goods and dining. Access to combi boiler and floor to ceiling window.



PORCH

2.74 x 1.54 (8'11" x 5'0")

Situated at the rear of the property and provides access into the private garden grounds.

LANDING

3.40 to 2.13 x 2.89 (11'1" to 6'11" x 9'5")

Provides access to all first floor bedrooms, store/box room, family bathroom and loft hatch giving access to floor roof space.



BEDROOM ONE

4.62 to 4.32 x 4.42 (15'1" to 14'2" x 14'6")

Sizeable double bedroom with open fireplace and front facing window.



DINING ROOM

4.40 x 3.80 to 3.46 (14'5" x 12'5" to 11'4")

Double bedroom with rear facing window situated on the ground floor. This room could also be used as a third reception room, play room or home office.



BEDROOM TWO

4.66 to 4.34 x 4.29 (15'3" to 14'2" x 14'0")

Spacious double bedroom with front facing window.



INNER HALL

1.62 x 1.02 (5'3" x 3'4")

Provides access to the kitchen, porch and under-stair storage space.

BEDROOM THREE

3.79 x 3.47 (12'5" x 11'4")

Comfortable double bedroom with built-in wardrobe and rear facing window.



BEDROOM FOUR

3.28 to 2.64 x 3.76 to 3.44 (10'9" to 8'7" x 12'4" to 11'3")

Double bedroom with rear facing window overlooking the garden.



FAMILY BATHROOM

2.75 x 2.14 (9'0" x 7'0")

Shower over bath, wash hand basin with vanity unit, WC, front facing textured glass window, Dimplex van and ceiling vent.



FRONT GARDEN

Private front garden with raised beds and paved pathway to the front door of the property.



REAR GARDEN

Private, fully enclosed rear garden with lawn space, raised beds and garden sheds.



SHARED PASSAGE/ACCESS

There is a passage way/access that is shared with the neighbouring property and can be accessed from the front and rear of the property.

PARKING

Parking is on-street permit parking. Permits are available from the Highland Council.

EXTRAS

This property is being sold as seen. No repairs or improvements will be undertaken by the seller. Fitted floor coverings, light fittings, curtains, poles, tracks and blinds, free standing 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.

EPC BAND

EPC Band D,

COUNCIL TAX BAND

The current council tax is Band E. 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.

GROUND FLOOR



1ST FLOOR



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