

**10 Lawers Way, Kinmylies,**  
Inverness, IV3 8NU

**Offers Over £168,000**





## Overview

- Spacious 2 bedroom semi-detached Bungalow
- Ideal first time buyer or retirement property
- Immaculately presented, upgraded throughout
- Lounge, kitchen/diner, bathroom, 2 double bedrooms
- Fully enclosed garden, drive with parking for 3 cars
- EPC Band C



## Description

Fantastic opportunity to purchase a spacious semi-detached bungalow in the popular Kinmylies area of Inverness. This well-appointed property is immaculately presented in walk in condition and compliant with current letting legislation, making it the perfect investment or first time buy. The property consists of a bright lounge with a large window offering an open outlook, a fitted kitchen/diner with an integrated gas hob, electric oven, extractor, freestanding washing machine, dishwasher, and a fridge/freezer which are all included in the sale. The dining area could comfortably seat a large table and 6 chairs. There are two double bedrooms which both benefit from fitted wardrobes and a bathroom with shower over the bath completes the property. Three hall cupboards and a partially floored loft provide excellent storage. There is gas central heating and double glazing throughout. The fully enclosed rear garden is a good size, laid to grass and gravel with a timber shed and a drive with space for three cars. This immaculate property in a great location makes this an ideal purchase for either first time buyers or those looking for a fantastic investment opportunity



## Room Dimensions

**Lounge** (13' 5" x 13' 9") or (4.10m x 4.19m)

**Kitchen** (9' 7" x 13' 9") or (2.93m x 4.18m)

**Bedroom 1** (12' 4" x 9' 9") or (3.77m x 2.97m)

**Bedroom 2** (8' 6" x 14' 4") or (2.58m x 4.36m)

**Bathroom** (6' 8" x 6' 3") or (2.02m x 1.90m)





### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Window blinds and curtain poles. Integrated gas hob, double electric oven and extractor. Washing machine, dishwasher and fridge/freezer.

### Services

Mains gas, electricity, water and drainage. Telephone and broadband.

### Tenure

Freehold

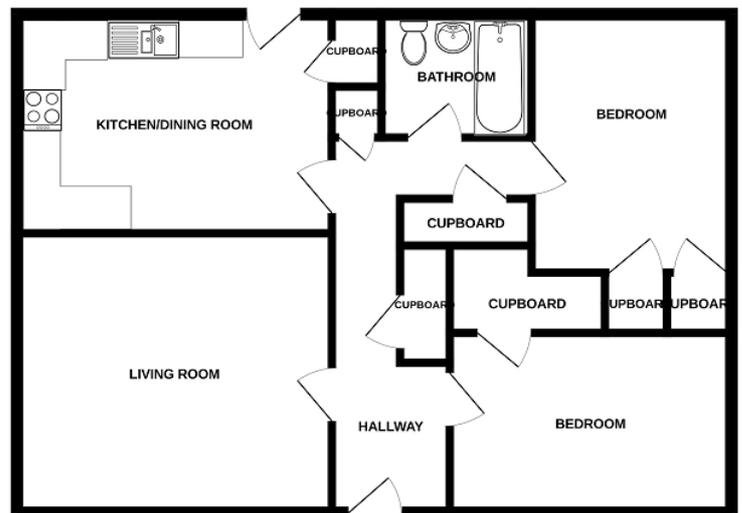
### Council tax

Band B

### Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.

GROUND FLOOR



**Tel: 01463 233218**

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