

# 71 Towerhill Avenue

Cradlehall, Inverness, IV2 5FX



Offers Over £210,000





## Overview

- Detached 2 bed bungalow with views across the Moray Firth
- Sought after Cradlehall area of Inverness
- Ideal for those looking for a retirement property
- Lounge, kitchen/diner, 2 double bedrooms, bathroom
- Enclosed easily maintained rear garden with shed, drive for 3 cars
- EPC Band C



## Description

Fantastic two bedroom detached bungalow situated in the sought after Cradlehall area of Inverness. Located in a quiet cul de sac, the property is in an elevated position offering views across the Moray Firth towards the Kessock Bridge. This well appointed property would be ideal for couples or those looking for an easily maintained retirement property. The spacious lounge has windows on dual aspect and ample space to accommodate a dining table and chairs. The kitchen/diner has plenty of units and work surface space, with an integrated electric hob, oven and extractor. The fridge, freezer and washing machine are also included in the sale. There is space for a small table and 4 chairs for informal dining. There are two double bedrooms, both benefitting from fitted wardrobes and the family bathroom, with shower over bath completes the accommodation. There is excellent storage space, in addition to the fitted wardrobes there are 3 hall cupboards. There is gas central heating and double glazing throughout. The garden to the front is mostly laid to lawn and the drive provides parking for 3 cars. The rear garden is also laid to lawn with a patio area and a useful garden shed.



## Room Dimensions

**Lounge** (16' 10" x 11' 9") or (5.12m x 3.58m)

**Kitchen / Diner** (9' 8" x 13' 9") or (2.94m x 4.18m)

**Bedroom 1** (11' 9" x 9' 5") or (3.57m x 2.87m)

**Bedroom 2** (8' 3" x 11' 1") or (2.51m x 3.37m)

**Bathroom** (7' 9" x 6' 9") or (2.35m x 2.07m)





#### Services

Mains gas, electricity, water and drainage.  
Telephone.

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Integrated appliances including electric hob, oven, extractor. Fridge, freezer and washing machine. Garden Shed.

#### Council Tax

Band D

#### Tenure

Freehold

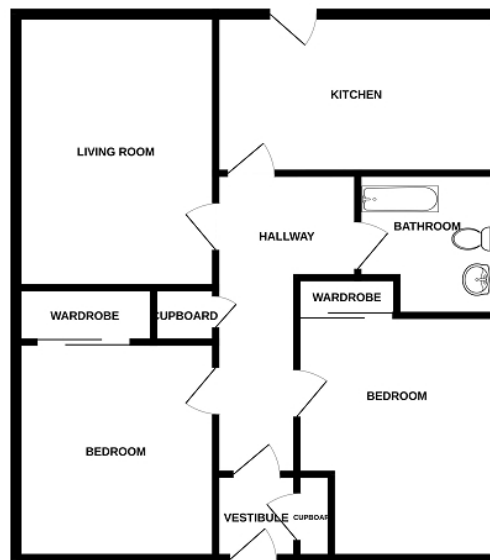
#### Entry

By mutual agreement.

#### 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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