

71 Castle Heather Road, Inverness

IV2 4EA

Offers Over £175,000



- Immaculate 2 bedroom semi detached bungalow
- Located in the popular Castle Heather district of Inverness
- Ideal first time buy, investment or retirement property
- Lounge, kitchen, two double bedrooms, wet room
- Enclosed level rear garden, drive with parking for 2 cars, shed
- EPC band C

Fantastic opportunity to purchase this 2 bedroom semi detached bungalow located in the popular Castle Heather district of Inverness. With level, easy to maintain gardens and a large driveway, this bungalow would make an ideal first time buy or retirement home. The bright and spacious lounge has a window overlooking the front garden. The kitchen benefits from an integrated gas hob, electric oven, extractor and fridge/freezer. The washing machine is also included in the sale. The two double bedrooms both benefit from double fitted wardrobes. Completing the accommodation is a wet room adapted for accessible living. There is gas central heating and double glazing throughout. Two hall cupboards, the partially floored loft with lighting and garden shed provides additional storage space. The private rear garden is fully enclosed and mostly laid to lawn with a useful patio area. The front garden is laid to lawn with a drive with parking for 2 or 3 cars.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.

## Rooms

<b>Lounge</b>	(14' 1" x 9' 8") or (4.29m x 2.94m)
<b>Kitchen</b>	(8' 8" x 7' 11") or (2.64m x 2.42m)
<b>Bedroom 1</b>	(8' 2" x 10' 6") or (2.50m x 3.20m)
<b>Bedroom 2</b>	(11' 10" x 7' 10") or (3.60m x 2.38m)
<b>Wet Room</b>	(8' 0" x 5' 8") or (2.44m x 1.73m)

## Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtains and curtain poles. Integrated appliances include a gas hob, oven extractor and fridge/freezer. Washing machine. Garden shed.

## Services

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

## Tenure

Freehold

## Council tax

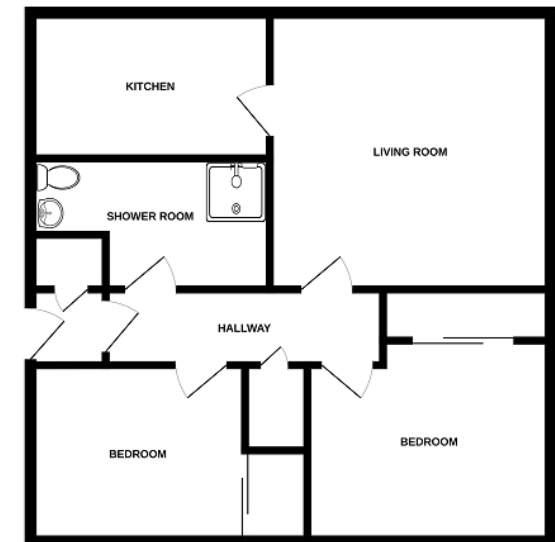
Band C

## Viewing

To arrange a viewing of this property please contact Katherine on 07808292045 or 01463 233218.



GROUND FLOOR



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