

11 Kennedy Drive
Scorguie, Inverness, IV3 8QR

Offers Over £225,000





Overview

- Immaculate semi detached bungalow
- Elevated position with stunning views
- Freshly decorated, new carpets and wetroom
- Lounge/diner, kitchen, two double bedrooms, wetroom, shower room
- Gardens, detached single garage, parking for 3 cars
- EPC band C



Description

This well presented semi-detached bungalow is situated in the sought-after residential area of Scorguie on the west side of the River Ness. Boasting an open outlook with stunning views across Inverness and the Kessock Bridge, it offers an attractive opportunity for a range of buyers, including those looking to downsize or invest. The bright lounge/diner with large picture window to the rear, overlooks the rear enclosed garden and has space for a table and 4 chairs. The fitted kitchen has a good array of base and wall units and has an electric hob and oven, extractor, integrated fridge freezer and space for a dishwasher. There are two double bedrooms, the principal benefitting from a large newly fitted modern wetroom with sensor lighting. Completing the accommodation is the shower room. There are three storage cupboards, two located in the hallway and one in the wetroom which provide storage, the larger cupboard in the hallway is plumbed for a washing machine and the attic space is partially floored. There is gas central heating and double glazing. The front garden has a sunny enclosed patio area and lawn area, to the rear the well maintained garden with fantastic views is laid to lawn and gravel, with a good selection of shrubs and trees and is fully enclosed. The detached single garage with electric up-and-over door has power and lights and the driveway provides parking for three cars. In walk-in condition, this property would make an ideal home or retirement property.



Room Dimensions

Lounge / Diner (12' 4" x 21' 8") or (3.76m x 6.61m)

Kitchen (7' 7" x 10' 1") or (2.31m x 3.08m)

Bedroom 1 (7' 8" x 11' 0") or (2.34m x 3.36m)

Wet Room (10' 9" x 7' 10") or (3.27m x 2.39m)

Bedroom 2 (11' 7" x 11' 1") or (3.53m x 3.37m)

Shower Room (6' 5" x 5' 5") or (1.95m x 1.64m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings and window blinds. Electric hob, oven and extractor. Integrated fridge freezer. Dishwasher available by separate negotiation.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

Tenure

Freehold

Floor Area

70m2

Entry

By mutual agreement

Viewing

To arrange a viewing of this property please contact the office on 01463 233 218.



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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