

9 BOARSTONE COURT INVERNESS



YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref: AN 01 - 27672

Desirable 3 Bedroom Detached Bungalow on Large Corner Site

- » HALL
- » W.C.
- » LOUNGE/DINING ROOM
- » KITCHEN/BREAKFASTING ROOM
- » 3 BEDROOMS (ALL WITH FITTED WARDROBES)
- » MODERN FURNISHED BATHROOM
- » GAS CENTRAL HEATING
- » DOUBLE GLAZING
- » GARAGE
- » GARDEN

OFFERS OVER £174,995

DESCRIPTION

Viewing is highly recommended of this deceptively spacious family home. Set in good sized garden grounds and in good decorative order throughout, this well proportioned bungalow offers the opportunity to purchase an attractive property in the popular residential area of Holm Mains. The lounge appreciates an attractive inset gas fire in surround providing a pleasing focal point and offers space for dining. The kitchen is fitted with a good range of units incorporating breakfast bar and the bathroom has been renovated with a modern furnished suite. All bedrooms enjoy fitted wardrobes and there is a handy w.c. set off the hallway. Benefiting from gas central heating, the property is mostly double glazed and is set in a good sized, well laid out garden with garage and driveway parking.

Plans have been drawn up to floor the loft space and may be passed to the successful purchaser if required. The current owners have installed windows to this area but then decided not to proceed with the other works themselves.

LOCATION

The property is situated in a quiet cul-de-sac in the Holm Mains residential area of Inverness, approximately 2 miles from the city centre. Primary school children would attend Holm School, which is a short distance away and secondary pupils would attend Inverness Royal Academy. There is a local Post office, general store and play park nearby. A regular bus service connects the area to the city centre.

DIRECTIONS

From the city centre go along Island Bank Road (B862) and continue straight on into Dores Road. Go past Holm Mills on the right and then Drumblair Stores on the left and then take the second turning to the left into Drumfield Road. Take the second turning on the left (signposted Souter Drive) and follow this road along bearing right into Boarstone Avenue.

Take the next right and No 9 is towards the end of the cul-de-sac on the left hand side.

ACCOMMODATION

HALL

Front door with glazed side panels, opens from the garden to the hallway. Laminate flooring. Two smoke detectors. Two pendant ceiling lights, ceiling mounted spotlight and one wall light. Two telephone points. Hatch to loft with pull down ladder and recently installed windows. Radiator. Double folding doors to large utility cupboard with plumbing for the washing machine. Door to further cupboard with shelf and housing the boiler. Doors to all accommodation.

W.C.

1.65m x 1.19m (5'5" x 3'11")

Fitted with a white suite incorporating w.c. and wash hand basin. Laminate flooring. Pendant ceiling light. Radiator. High opaque window to side. Mirrored wall tiling and ceramic wall tiling to just over half wall level. Shaver point.

LOUNGE

5.36m x 3.29m (17'7" x 10'10")

Set to the front of the property with large window to front and side appreciating outlook over the garden to cul-de-sac; vertical blinds and curtains with tie-backs. Laminate flooring. Telephone point. Radiator. The inset gas fire in surround provides an attractive focal point. Two three branch ceiling lights. Smoke detector. Television aerial point and cabled for satellite. Glass panelled door to hall.



KITCHEN 3.89m x 2.40m (12'9" x 7'10")

Fitted with base and wall units incorporating breakfast bar, electric oven, hob and extractor hood. Vinyl flooring. Space for a microwave. Indesit dishwasher and Hotpoint tumble dryer included in the sale. One and a half bowl granite style sink. Radiator. Window overlooking the garden to the rear. Two ceiling lights. Tiling along work surfaces. Glass panelled door to hall. Glazed door to the side garden.



BEDROOM 1 3.59m x 3.36m (11'9" x 11'0")

Set to the rear with window overlooking the garden; vertical blinds and curtains. Radiator. Three branch ceiling light. Smoke detector. Recently fitted carpet. Double sliding mirrored doors open to the fitted wardrobe with double hanging rail and shelf.



BEDROOM 2 3.70m x 2.83m (12'2" x 9'3")

Again set to the rear with window overlooking the garden; vertical blinds fitted. Recently fitted carpet. Pendant ceiling light. Radiator. Double sliding doors to fitted wardrobe with hanging rail and shelf. Wall shelving.



BATHROOM 3.43m x 2.05m narrows to 1.22m (11'3" x 6'9" - 4'0")

This room has been upgraded and modernised with a furnished suite incorporating bath with shower and folding screen above, vanity wash hand basin with cupboard below and w.c. with concealed cistern. Wall mounted cabinet with light and mirrored door and incorporating clock and shaver point within. Opaque window to the rear. Radiator. Door to shelved airing cupboard housing the pressurised hot water tank. Four inset ceiling lights. Tiled around bath and shower and to approximately half wall level thereafter.



BEDROOM 3 3.57m x 2.41m (11'9" x 7'11")

Set with window to the front; vertical blinds fitted. Recently fitted carpet. Pendant ceiling light. Radiator. Door to fitted wardrobe with hanging rail and shelf.



GARAGE 2.95m x 2.38m & 2.40m x 1.68m

(9'8" x 7'10" & 7'10" x 5'6") approx

The garage has been split into two sections to suit the current owners but could easily be reverted back to a normal garage if preferred. The front area with up and over door is used for storage, whilst the rear section with pedestrian door to the side has been insulated and sound proofed with radiator, power and light and is ideal for use as an office or children's den.

GARDEN

The bungalow is set in a good sized garden with gravel and paved driveway providing off-road parking for two cars. Exterior lighting. The garden is laid mainly to grass with planted areas and several patios (two decked and one paved). Pergola. Garden shed. Greenhouse. Small vegetable plots. Rotary clothes dryer. Water tap. Further driveway parking set at the end of the garden to the rear.

**HEATING**

The property benefits from gas central heating.

GLAZING

The subjects are mostly double glazed.

EXTRAS

All fitted floor coverings, blinds, some curtains, oven, hob and extractor hood, washing machine, dishwasher and tumble dryer are included in the price.

COUNCIL TAX

The current Council Tax band on this property is band D. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson, Shaw & Gilbert on 01463 253911 or the Highland Solicitor's Property Centre on 01463 231173 to arrange an appointment to view. No Sunday viewings.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 9 BOARSTONE COURT, INVERNESS."

REF: JD/LFB**ENQUIRIES**

For further information apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED. Tel: (01463) 236123. Fax: (01463) 711083 E-mail: lburns@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

