



MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS
www.munronoble.com



**2b Bruce Avenue
Inverness**



Opportunity to purchase a two bedroom detached villa located in the popular Dalneigh area of Inverness which benefits from double glazed windows throughout, gardens to front and rear elevation, off-street parking and electric wet-system heating. *Accommodation:* entrance vestibule, entrance hall, lounge, modern fitted kitchen, shower room with wc, two bedrooms, and bathroom.

Offers Over £139,000

HSPC Reference: 31059.

**The Property Shop
47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com



PROPERTY

2b Bruce Avenue is a two bedroom detached villa located in the popular Dalneigh area of Inverness which was completed in 2008. The property is finished to a high standard and has accommodation spread over two floors with the ground floor having an entrance vestibule, an entrance hall, the lounge, a quality modern fitted kitchen, shower room with wc and the second bedroom. The accommodation is completed on the first floor by a landing which its size will enable it to be used as a study area, and there are doors to the family bathroom and bedroom one.

GARDENS

The property benefits from having low maintenance gardens to the front, side and rear elevations, all of which are laid to gravel. The boundaries of the property are marked by wooden fencing and to one side of the property there is a gravel and slab driveway which provides ample space for off-street parking.

LOCATION

Bruce Avenue is well placed for access to the city centre, Eden Court Theatre, and the Aquadome. Local amenities include a general store at the end of the road with a Tesco supermarket being located in Tomnahurich Street. Primary and secondary schooling is located nearby and bus services run from the area to destinations all over the city including the city centre where a further range of shops and services can be found.

GENERAL DESCRIPTION

The double glazed main door of the property opens onto the entrance vestibule.

ENTRANCE VESTIBULE

The entrance vestibule is carpeted, has a cupboard housing the meters and a door which gives access to a storage cupboard which houses the electric wet-system heating unit. There is a glazed door which gives access to the entrance hall.

ENTRANCE HALL

The entrance hall has a radiator, is carpeted and has carpeted stairs which give access to the first floor of the property. From the entrance hall there are doors giving access to a storage cupboard, the shower room with wc, bedroom two and an understairs storage cupboard. There is a glazed door which gives access to the lounge.

LOUNGE

Approx 4.03m x 3.40m (13'02" x 11'01")

The carpeted lounge is a double aspect room having double glazed windows to both the front and side elevations. The lounge has a radiator and there is a glazed door which gives access to the kitchen.



KITCHEN

Approx 3.41m x 2.97m (11'02" x 09'09")

The kitchen is fitted with Vinyl flooring, has a radiator and a double glazed window to the side elevation. This modern kitchen comprises base and wall-mounted units with splashbacks and there is a 1½ sink drainer with mixer tap. The kitchen has an integral electric oven and hob with stainless steel extractor hood over, and there is a washing machine and integral dishwasher. The kitchen provides space for further appliances and from the kitchen there is a double glazed door which gives access to the rear garden.



SHOWER ROOM

Approx 3.05m x 0.85m (10'00" x 02'09")

The shower is situated off the entrance hall, is fitted with Vinyl flooring and comprises a wc, wash hand basin, and a tiled shower cubicle. The walls of this room are tiled and there is an extractor fan.

BEDROOM TWO

Approx 2.97m x 2.97m (09'09" x 09'09")

Bedroom two is carpeted, has a radiator and has a double glazed window to the rear elevation. This room is on the ground floor of the property and is accessed via the entrance hall.

**LANDING**

Carpeted stairs rise from the entrance hall to give access to the carpeted landing which has two Velux windows to the rear elevation. The landing provides ample space to utilise as a study area and has doors that lead to the master bedroom and the family bathroom.

**MASTER BEDROOM**

Approx 4.40m x 3.40m (14'05" x 11'01")

The master bedroom is carpeted, has a radiator and has a double glazed window to the front elevation.

**BATHROOM**

Approx 2.01m x 2.96m (06'07" x 09'08")

The bathroom is fitted with Vinyl flooring, has a feature ladder radiator and has a double glazed window to the front elevation. This room comprises a wc, a wash hand basin and a bath with shower over. There is an extractor fan and the walls of this room are tiled.

**HEATING**

Electric wet-system.

GLAZING

Double glazed windows throughout.

EXTRAS

The property is to be sold with all carpets, fitted floor coverings, and appliances in the kitchen.

SERVICES

Mains electricity, water and drainage.

ENTRY

By mutual agreement.

VIEWING

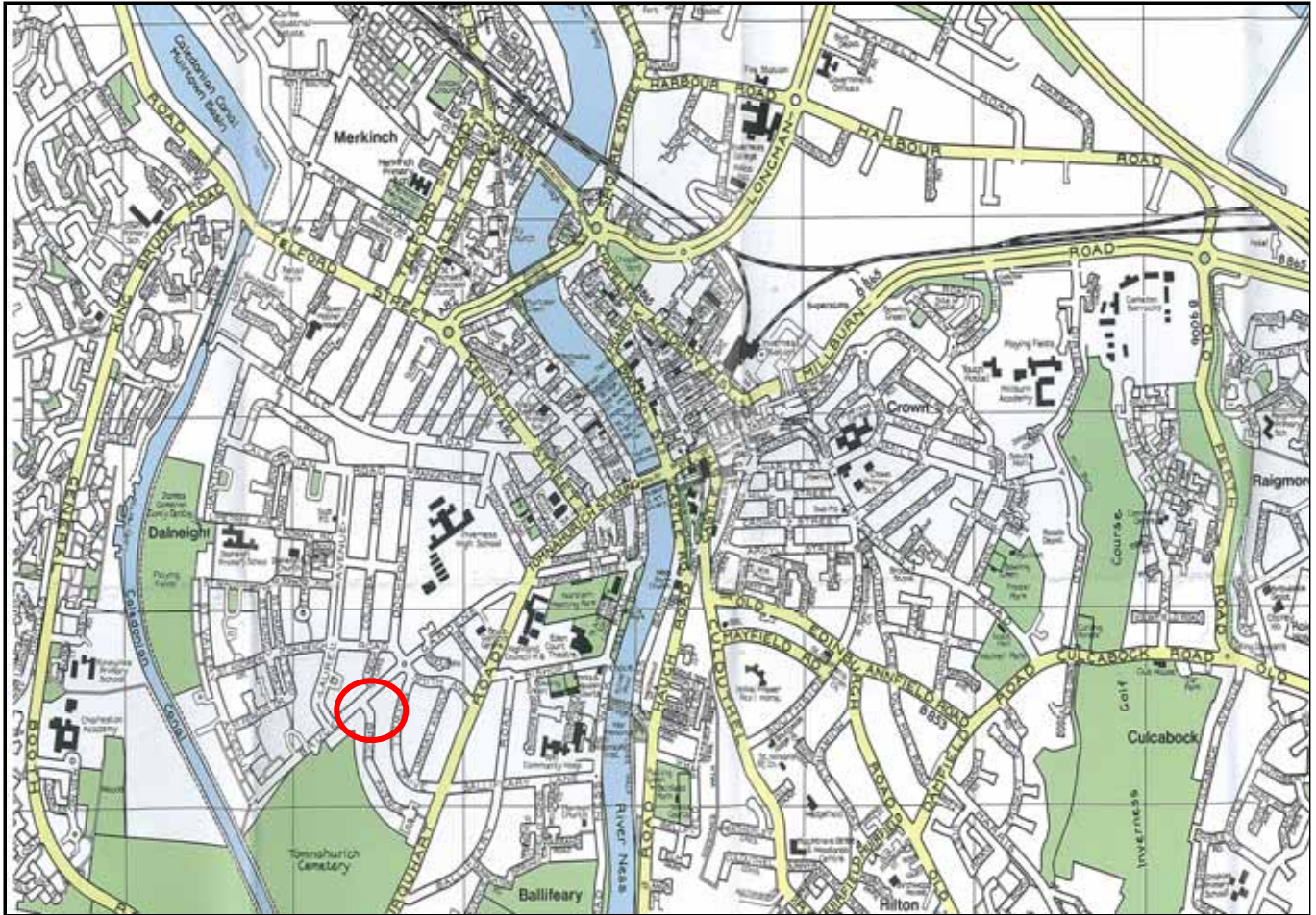
Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533 or on 07881 986498 or 01479 811177.

HOME REPORT

A Home Report is available for this property.

POSTCODE

IV3 5HA



© Crown copyright. All rights reserved. Licence number SR10001230 @ RPA Smith



Making plans to sell your home this year?

We can offer several reasons to use Munro & Noble to market your property.

- ❖ Dedicated Estate Agency Staff with a proven track record of selling property.
- ❖ City Centre street level shop location providing a first class outlet for marketing your property -including excellent window displays.
- ❖ FREE entry in the Munro & Noble property guide, FREE 'For Sale' board and FREE entry on the Munro & Noble website.
- ❖ Property matching service and regular client updates.
- ❖ A full conveyancing service can be offered – competitive quotations are available on request.

For Free Marketing advice and details on our complete sales package; make that initial call to our property department on Inverness 01463 225533

Munro & Noble Property Shop
47 Church Street, Inverness

Telephone:- 01463 225533 Fax:- 01463 225165

e-mail :- property@munronoble.com

Web Site - www.munronoble.com

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.