

12 RUTHVEN ROAD, INVERNESS IV2 4EJ

Offers Over £165,000



Rarely available three-bedroom end terraced dwelling with large rear garden located in a desirable residential location of Inverness.

*R&R Urquhart* LLP

12 Ruthven Road provides an ideal step onto the property ladder for a first-time buyer, offering great accommodation at an affordable price. The property is located in a popular residential area of Inverness close to many amenities.

There is a garden to the front of the property which is enclosed by a block and harled wall with a wrought iron gate. The split-level garden to the rear is unexpectedly large and fully paved and gravelled for ease of maintenance with some flowerbeds. There is a timber garage with access via gates to a lane behind, offering a means to private off-street parking.

#### **Front Porch & Hall**

The porch is accessed via uPVC door and is glazed to both sides. A further uPVC door leads into the hall.

#### **Lounge 5.95m x 3.86m**

A bright and spacious room with a large window to the front aspect. A chimney breast with open fire is presently blocked off with an electric fire in front. A door leads to the kitchen.

#### **Kitchen 3.70m x 2.12m**

Situated to the rear of the property with units fitted to two walls and a stainless-steel sink sitting below the window overlooking the rear garden. Excellent additional storage is available via three full height cupboards. A door leads to the rear porch.



### Rear Porch

A door leads to the rear garden and has space for storage and coat hanging facilities. There is a large walk-in understairs cupboard providing further great storage and also housing the electric meter and consumer unit.

From the hall, a carpeted staircase leads to the first-floor landing where there is access to the loft, three bedrooms and shower room.

### Bedroom 1 4.55m x 2.81m

A generous room to the front of the property benefitting from good built-in storage.

### Bedroom 2 3.69m x 2.79m

A double room to the rear of the property.

### Bedroom 3 2.03m x 3.00m (at longest)

A further room to the front of the property, probably a single or small double.

### Shower room 2.02m x 1.90m

A bright room to the rear of the property comprising a white integrated WC and wash hand basin and a walk-in shower enclosure lined with wet wall panels and housing a Mira electric shower.



### Approx. Dimensions

|             |                            |
|-------------|----------------------------|
| Lounge      | 5.95m x 3.86m              |
| Kitchen     | 3.70m x 2.12m              |
| Bedroom 1   | 4.55m x 2.81m              |
| Bedroom 2   | 3.69m x 2.79m              |
| Bedroom 3   | 2.03m x 3.00m (at longest) |
| Shower room | 2.02m x 1.90m              |

### Extras Included

Carpets, blinds, curtains, white goods.

|                |                     |
|----------------|---------------------|
| Heating        | Electric heating    |
| Double Glazing | uPVC double glazing |
| Council Tax    | Band C              |
| EPC Rating     | Band E              |
| Gas            | None                |
| Electricity    | Mains               |
| Water          | Mains               |
| Drainage       | Mains               |



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**Offers**

Formal offers in an acceptable legal Scottish form should be submitted in writing.

**Closing Date**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.