

3 ST VALERY AVENUE, INVERNESS IV3 5AX

Offers over £145,000



Rarely available three-bedroom terraced dwelling with fully enclosed rear garden, off-street parking to the front and located in a desirable residential location of Inverness close to Dalneigh Primary School.

R&R Urquhart LLP



3 St Valery Avenue provides an ideal step onto the property ladder for a first-time buyer, offering great accommodation at an affordable price.

The property is in an excellent state of repair having been redecorated, recarpeted and upgraded bathrooms, allowing the purchaser the convenience of being able to move straight in.

uPVC double glazing, gas central heating and oodles of storage add to the appeal.

Located in a popular residential area of Inverness close to many amenities including Dalneigh Primary School, only steps away. The property is sure to appeal to a wide range of buyers.

The garden to the front has been gravelled and provides off-street parking. A gated access path leads to the generous rear garden which is fully enclosed and includes a shed.

Front Porch & Hall

The porch is accessed via sliding doors and provides great protection from the elements to the property. A further uPVC door leads into the hall which accesses the ground floor rooms and a staircase leading to the first floor.

Lounge 4.64m x 4.01m

A bright and spacious room with a large box bay window to the front aspect allowing lots of natural daylight to flood in. A focal point is created by means of a gas fire set in a timber surround with marble hearth.



Kitchen 4.16m x 2.85m

Situated to the rear of the property and fitted with contemporary wood effect units, laminate worktop and a tiled splashback. A stainless steel sink sits below the window overlooking the back garden and appliances include a fridge, freezer, washing machine, gas hob, electric oven and extractor hood.



Extras Included

Carpets, fridge, freezer, washing machine, hob, oven, extractor hood, shed	
Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



Bathroom 1.84m x 1.71m
A bright, spotless, contemporary bathroom with a window to the rear aspect and comprising a bath with a Mira electric shower over, WC and wash hand basin with storage below.

Hall 5.02m x 1.91m
A carpeted hall and staircase lead to the ground floor rooms and the first floor first-floor landing where there is access to the three bedrooms and cloakroom with WC and wash hand basin.

There is a cupboard under the stairs on the ground floor which provides excellent storage.

Bedroom 1 4.55m x 2.81m
A generous bright room to the rear of the property benefitting from wall-to-wall built-in storage.

Bedroom 2 3.69m x 2.79m
A double room to the front of the property benefitting from a built-in wardrobe.

Bedroom 3 2.03m x 3.00m (at longest)
A further double room to the front of the property, again with a built-in wardrobe.

Cloakroom 2.08m x 0.95m
A bright room to the rear of the property comprising a white WC and wash hand basin.







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.