



**Harper
Macleod LLP**
Estate Agents & Solicitors



110 Laurel Avenue, Inverness, IV3 5RS

Offers over £150,000

Deceptively spacious three bedroom ground floor apartment in a tenement of four properties, with garden ground and decking area situated in the established Dalneigh area on the west side of Inverness.

The home is in walk-in condition and benefits from being freshly painted in neutral tones and has a newly fitted kitchen. The home has ample storage throughout.

The accommodation, with high ceilings, comprises hallway, lounge/dining room, kitchen, bathroom and three bedrooms.

This is a fabulous location and within walking distance of Bught Park, Inverness Leisure Centre, Eden Court and the City Centre. There are beautiful walks nearby along the riverside and canal.

A regular bus service runs to and from the city centre.

Primary School pupils attend Dalneigh Primary School and secondary pupils attend Inverness High School.

Viewing highly recommended

Rooms

Hallway

5'2" x 14'4" x 3'2" x 11'6" (1.59m x 4.39m x 0.97 x 3.52)

Entrance door, with covered shelter at the front, opening into the hallway. Cupboard housing the electrics. Four storage cupboards. Smoke alarm. Laminate flooring.

Lounge/dining room

11'8" x 16'0" (3.57m x 4.88m)

Window and door to rear, with covered shelter. Fireplace, fully lined by Bonk & Co with Caithness stone hearth. Storage shelf. Luxury vinyl tiles.

Kitchen

7'1" x 11'4" (2.17m x 3.47m)

Window to front. Newly fitted kitchen with wall and base units and worktop. Stainless steel sink with right hand drainer. Plumbed for washing machine. Integrated electric oven, gas hob with stainless steel splashback and extractor. Wall mounted Glow Warm combi boiler. Free standing fridge/freezer. Tiled flooring.

Bathroom

6'3" x 5'10" (1.91m x 1.78m)

Window to front. White WC and wash hand basin. Bath with Triton Excite Plus electric shower above. Wet wall. Chrome towel radiator. Vinyl flooring.

Bedroom 1

10'9" x 10'6" (3.29m x 3.22m)

Window to front. Recessed storage cupboard. Shelves. Carpet.

Bedroom 2

11'7" x 13'1" (3.54m x 3.99m)

Window to rear. Recessed double wardrobe with louvre doors. Carpet.

Bedroom 3

13'0" x 9'0" (3.97m x 2.76m)

Window to rear. Recessed wardrobe with louvre doors. Spotlights. Laminate flooring.

Garden ground

The enclosed front garden is mainly laid to lawn with a patio area and paved path leading to the front door.

The enclosed rear garden is laid to lawn with shrubs and trees. There is a lovely decking area, ideal for outdoor entertaining, and a gravelled drying area.

There is a shared pedestrian access path at the side of the property leading to the back garden.

Extras

All fitted floor coverings and fridge/freezer are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

EPC Rating C

Council Tax Band B

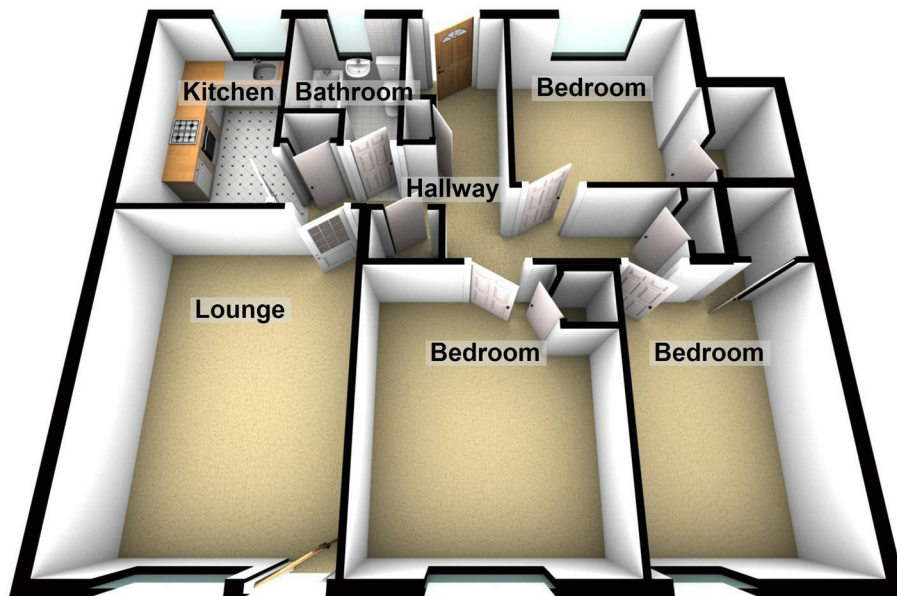




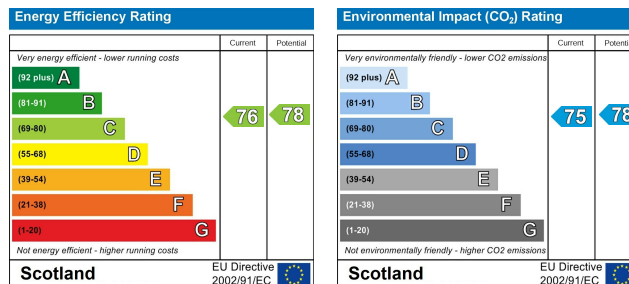




Ground Floor



Energy Efficiency Graph



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