



**33 Rowan Grove, Inverness, IV2 7PG**  
**Offers over £205,000**

Excellent opportunity to purchase 3 bedroom detached bungalow with a large garden and off street parking situated in a quiet cul-de-sac in the established residential area of Smithton, on the eastern outskirts of Inverness.

The home is in walk-in condition having been freshly painted and is bright and spacious throughout.



The accommodation comprises an entrance hallway, cloak room, lounge, kitchen, inner hallway, bathroom and three bedrooms.

This is a fabulous home for a first-time buyer or someone looking to downsize.

Primary School pupils attend Smithton Primary School and secondary pupils attend Culloden Academy.

There is a convenience store nearby and Culloden shopping centre has a doctors' surgery, chemist, convenience store with post office, butchers and hairdressers.

A regular bus service runs to and from the Eastfield Retail Park and the City Centre where an extensive range of retail, leisure and business facilities can be found. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

#### **Entrance vestibule**

6'7" x 4'0" (2.02m x 1.24m)

Window to side. Doors to cloak room and lounge. Smoke alarm. Coat hooks. Cupboard housing the electrics. Carpet.

#### **Cloak room**

3'4" x 6'7" (1.02m x 2.01m)

Window to front. White WC and wash hand basin set in vanity unit with mirror and shelf above. Vinyl flooring.

#### **Lounge**

22'0" x 11'8" (6.71m x 3.57m)

Double aspect to front and side. Fireplace with living flame gas fire. T.V. point. Smoke alarm. Carpet.

#### **Kitchen**

9'9" x 9'3" (2.98m x 2.82m)

Window and door to rear. Wall and base units with worktop and tiling. Integrated Whirlpool gas hob, extractor and Lamona double electric oven. Beko fridge/freezer. Indesit washing machine. Spotlights. Carbon monoxide detector. Heat alarm. Vinyl flooring.

#### **Inner hallway**

3'2" x 9'5" (0.98m x 2.89m)

Doors to three bedrooms and bathroom. Cupboard housing the water tank. Smoke alarm. Carpet.

#### **Bedroom 1**

9'9" x 7'11" at widest point (2.98m x 2.43m at widest point)

Window to side. Carpet.

#### **Bathroom**

6'2" x 6'11" (1.90m x 2.11m)

Window to side. White WC and wash hand basin set in vanity unit. Bath with mains shower above, curtain rail and curtain. Tiling to walls around bath and wash hand basin. Vinyl flooring.

#### **Bedroom 2**

8'11" x 11'5" (2.73m x 3.50m)

Window to rear. Carpet.

#### **Bedroom 3**

15'3" x 10'0" (4.66m x 3.06m)

Window and French doors opening onto the patio at the rear. T.V. point. Free standing double wardrobes. Carpet.

#### **Outbuildings**

Timber garden shed

#### **Garden ground**

The large front garden and side garden have been laid to lawn with a paved path leading up to the front door. There is a tarmac driveway to the side of the property which provides ample off street parking.

The enclosed rear garden has been laid to lawn with a patio area and a paved path leading round to the side gate.

#### **Extras**

All fitted carpets, floor coverings, curtains and blind as seen, fridge/freezer and washing machine are included in the sale price.

#### **Heating and glazing**

Gas central heating and double glazing.

#### **Services**

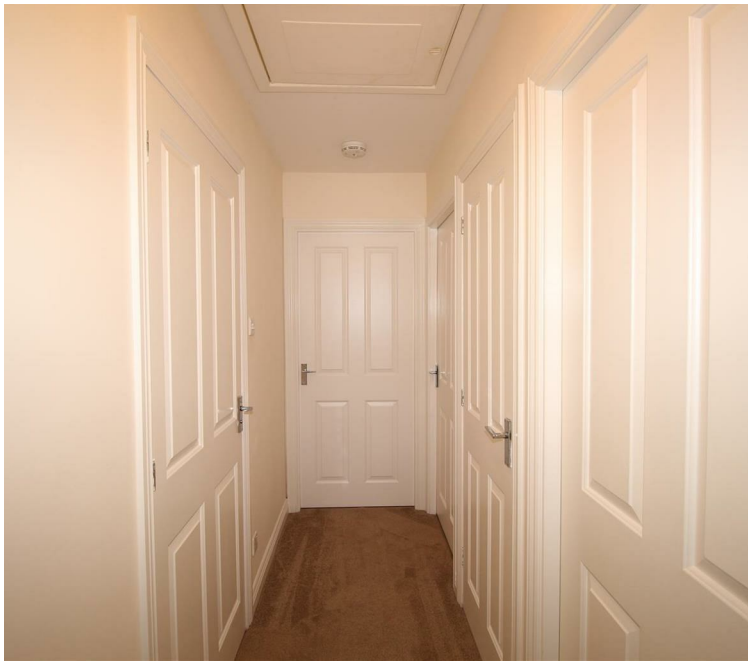
Mains gas, electricity, water and drainage.

#### **EPC Rating D**

#### **Council Tax Band E**



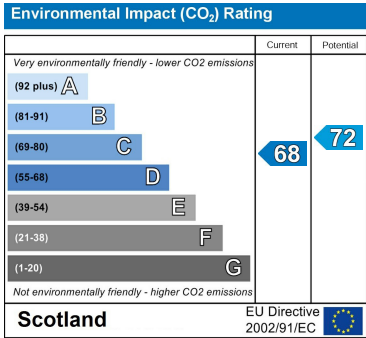
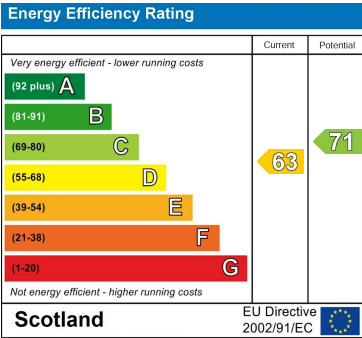




Area Map



Energy Efficiency Graph



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