

45 ST VALERY AVENUE, INVERNESS, IV3 5AY

**F
O
R
S
A
L
E**



**2 / 3 BEDROOM TERRACED HOUSE
WITH PARKING**

OFFERS OVER £142,000

To view all property available for sale, please view our webpage:
www.highland.gov.uk/directory/24/property_for_sale

Description:

Extended and spacious mid-terraced 2-bedroom former local authority house. The property is fully double glazed and has uPVC front and rear doors.

Heating and hot water are provided by a modern combi boiler in the kitchen. There are solar PV panels installed on both roof pitches.

Location:

The property is located in the popular Dalneigh area of Inverness, with all the usual facilities within easy reach.

General Information:

The ground floor accommodation has been extended to the rear to provide a separate kitchen, Also on the ground floor is a spacious lounge, dining room/3rd bedroom and WC / cloakroom.

There is off street parking at the front for two cars. The deep rear garden is mostly laid to grass and includes a large timber shed.

Accommodation:Hallway:

Internal hallway provides open access to the lounge and doors to the dining room/3rd bedroom, kitchen and toilet/laundry. Stair to first floor. Understair storage is also off the hallway.

Lounge:

Approx. 3.44m x 3.48m

Spacious bright room with windows to the front of the property.

Dining room / 3rd bedroom:

Approx. 3.19m x 3.00m

Spacious room that could be used as a second reception room, dining room or a third bedroom. Windows to the rear elevation.

Toilet / laundry:

Approx. 2.65m x 1.18m

Fully tiled room with toilet, sink and space and plumbing for a washing machine.

Kitchen:

Approx. 2.96m x 2.10m

The compact kitchen is self-contained in an extension to the rear of the original house. Fitted with a combination of wall mounted and floor based units with worktop over. The kitchen also comprises a one and a half bowl stainless steel sink/drainer, oven, gas hob with extractor fan and tiled splashbacks.

Stair and Landing:

Timber stairs lead to the first floor landing which provides access to the family bathroom, two bedrooms and loft hatch.

Family bathroom:

Approx. 1.99m x 1.69m

Fitted with a bath with electric shower over, toilet and wash hand basin, extractor fan and window to the rear. Feature wall and floor tiles.

Bedroom 1:

Approx. 4.51m x 3.26m

Particularly spacious room with windows to the front elevation and an integral cupboard..

Bedroom 2:

Approx. 3.49m x 3.30m

The second bedroom has windows to the rear elevation.



Council Tax Band:

B

EPC Rating:

B

Viewing Arrangements:

Please contact Gary Coutts by emailing gary.coutts@highland.gov.uk or alternatively contact Ewan Birse by emailing ewan.birse@highland.gov.uk or by telephoning 01463 702442.

Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should "note interest" to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email to property.offers@highland.gov.uk.

Faxed offers will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

Date of Entry:

To be mutually agreed.

Utility Services:

Mains water, electricity, gas, drainage, television and telephone points.

Asking Price:

Offers are invited over £142,000.

