



**SouthForrest**  
Solicitors and Estate Agents



100 Blarmore Avenue, Inverness, IV3 8QU

- Communal Entrance
- Entrance Vestibule
- Lounge/Bedroom
- Kitchen
- Dressing Area
- Shower Room
- Double Glazing
- Electric Heating
- Shared Car Park

Offers Over £63,000

This ground floor studio flat is located in the popular area of Scorguie located on the west side of the city. The flat is set to the rear of the block and the large bright lounge/ bedroom offers two windows facing the rear elevation. The fitted kitchen with side facing window offers wall and base units and benefits from a new cooker, with hob oven and grill. There is a handy dressing area comprising a double fitted wardrobe with mirrored sliding doors; a sliding wooden door leads to the shower room with WC. The property has been freshly decorated and new flooring has been laid throughout the flat. The property benefits from electric heating and double glazing and would make an ideal purchase for the first time buyer or as a letting investment. Inverness is an exciting cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living. The city boasts a wide range of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London and beyond.

#### LOCATION

The property is situated in a pleasant cul de sac in the desirable residential area of Scorguie approximately 3 miles from the city centre. Excellent facilities can be found close by at Charleston Shopping Complex which includes a Spar general store, medical centre, hairdresser, pharmacy and takeaways. There is an excellent bus service into the city centre, Raigmore Hospital and the Retail Park. Education is provided at Muirtown Primary and Charleston Academy. There are also pleasant canal and forestry walks on offer in this vicinity.

#### KEY POINTS

- \* Good sized lounge/bedroom area
- \* Large parking area to rear
- \* Desired location
- \* Excellent bus service

#### DIRECTIONS

From the city centre drive over the Friars Bridge taking fourth exit off the roundabout onto Telford Street. Continue over the canal swing bridge and take a left at the traffic lights at King Brude Road. At the next set of traffic lights keep to the right hand filter lane and take a right up Leachkin Road. At the mini roundabout turn right into Highfield Avenue. Continue along this road (passing two bus stops) and veer to the left. No 100 is the block of flats on the left hand side.

#### ACCOMMODATION

A door from the communal hallway opens to the small vestibule.

#### ENTRANCE VESTIBULE

**0.87m x 1.12m (2'10" x 3'8")**

Double fitted wardrobe. Access to lounge/ bedroom.

#### LOUNGE/BEDROOM

**3.50m x 4.51m (11'6" x 14'10")**

Bright and spacious room with two windows facing the rear elevation. A new carpet has been laid in this room.



#### KITCHEN

**2.01m x 2.11m (6'7" x 6'11")**

Side facing window. Fitted with floor based units and wall mounted cupboards providing ample storage. Stainless steel sink and drainer with ample worktop space. Washing machine and new cooker with hob, oven and grill. Space for fridge.



#### DRESSING AREA

**1.38m x 1.50m (4'6" x 4'11")**

There is handy dressing area providing double fitted wardrobe with mirrored sliding doors which houses the fuse box. Sliding door leads to the shower room.

#### SHOWER ROOM

**0.82m x 2.904m (2'8" x 9'6")**

The shower room is fitted with a wet wall shower cubicle with 'Mira' shower. Small sink with vanity cupboard under housing small water tank.

#### REAR CAR PARK



#### EXTERNAL

To the front, the communal open plan garden is laid to grass and there is a large shared parking area to the rear. There are shared external storage cupboards at the block doorway.



#### COUNCIL TAX

The current council tax is Band A. Please be aware that this may be subject to change upon sale.

#### EXTRAS

All fitted floor coverings, curtain poles, cooker with hob, oven and grill and washing machine are included in the sale price.

#### SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of the public sewer.

#### EPC

BAND D

#### VIEWING

By appointment through South Forrest Property Department on 01463 250255.

#### HSPC

56349



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