



34 Burn Brae Crescent, Inverness, IV2 5TN

- Detached bungalow.
- Three double bedrooms.
- Private driveway & garage.
- Two reception rooms.
- Ensuite & family bathroom.
- Gas central heating.
- Spacious kitchen.
- Front & rear gardens.
- Double glazing throughout.

Offers Over £265,000

A rare opportunity to purchase a detached bungalow situated in a quiet cul de sac. This property offers an excellent family home in a favourable location.

The accommodation comprises of the entrance vestibule, hallway, bright and spacious lounge with feature fireplace and lovely views across the Moray Firth. Good-sized kitchen diner with ample storage and a formal dining room. The main bedroom features an ensuite shower room with two further double bedrooms, both benefiting from built-in wardrobes. The family bathroom completes the accommodation. This property also benefits from gas central heating with a combi boiler, floored loft space and double glazing throughout. Private outdoor space includes a well-maintained front garden. A fully enclosed rear garden with paved patio, raised lawn space and a variety of colourful plants. The driveway provides parking for multiple vehicles and leads to the single, detached garage which benefits from an electric supply.

Appealing to a range of potential purchasers and offering a lovely home, early viewing is advised to appreciate this property and its situation.

LOCATION

Situated in the established Westhill district on the East side of Inverness, this property offers a convenient location in a popular residential area.

Local amenities within walking distance include convenience store, take away restaurant, hair and beauty salons and nursery school. Amenities located nearby in the Cradlehall and Culloden areas include convenience stores, pharmacies, hair and beauty salons, restaurant & takeaways, doctors and dental surgeries and retail units. Inshes Retail Park is a short drive from the property and hosts a variety of retail and leisure units and large supermarkets. Inverness Retail Park is also easily accessible. The University of the Highlands and Islands and Raigmore Hospital are also within short driving distance of the property. Inverness City Centre is approximately 4.4 miles away.

Excellent public transport links offering routes across Inverness are available within walking distance from Tower Road. Major travel routes, including the A9 and A96, are easily accessible from the property. Inverness airport is a 15-minute drive away.

For younger children, primary schooling is available at Smithton Primary School approximately 1.2 miles away. Older children would attend Culloden Academy. There is a public bus service that offers transport to the Academy for pupils.

KEY POINTS

- Prime location.
- Ideal family home.
- Public transport links nearby.
- Amenities are within walking distance.
- Nursery, Primary & Secondary schools nearby.

DIRECTIONS

From Inverness City Centre head to Longman Road and continue to the Kessock roundabout, exit onto the A9 Southbound and continue for 0.9 miles. Exit left at the slip road junction onto the Raigmore Interchange. Take the first exit and continue to Inverness Retail Park Roundabout. Take the first exit onto the A96 and follow to Smithton roundabout. Take the second exit onto Barn Church Road and follow for 0.9 miles to the traffic lights. Take a right onto Tower Road and follow for 0.9 miles. Turn left onto Burn Brae. Take the second left and follow the road round and Number 34 will be on your left-hand side, clearly sign posted by a South Forrest 'For Sale' board.

ACCOMMODATION

ENTRANCE VESTIBULE

1.27 x 1.18 (4'1" x 3'10")

Front external door and access into main hallway.

HALLWAY

4.22 x 1.17 to 6.38 x 1.11 (13'10" x 3'10" to 20'11" x 3'7")

Provides access to all accommodation, loft hatch giving access to floored roof space where the combi boiler is located, one airing cupboard, one shelved storage cupboard and one storage cupboard housing fuse box and electricity meter.

LOUNGE

5.50 x 3.62 (18'0" x 11'10")

Bright and spacious lounge with feature electric fireplace with wooden mantle and front facing windows providing lovely views across the Firth and hills.



DINING ROOM

3.39 x 2.70 (11'1" x 8'10")

Formal dining or reception room with a serving hatch from the kitchen and double aspect windows to the front and side.



BEDROOM ONE

4.30 x 3.06 (14'1" x 10'0")

Spacious double bedroom with ensuite shower room, two built-in double wardrobes and rear facing window.



KITCHEN

4.09 x 3.40 (13'5" x 11'1")

Generously sized kitchen with ample storage and informal dining room. Wall and base mounted cabinets, plenty worktop space with tiled splash back and one a half bowl stainless steel sink with draining board. Integral oven & grill, electric hob and extractor. Space for white goods, side facing window and rear external door.



ENSUITE

3.12 to 2.28 x 1.28 (10'2" to 7'5" x 4'2")

Shower, wash hand basin, WC, wall mounted light with shaver, Dimplex fan and side facing textured glass window.

BEDROOM TWO

3.40 x 3.06 (11'1" x 10'0")

Comfortable double bedroom with double, built-in wardrobe and rear facing window.



BEDROOM THREE

3.70 x 2.45 (12'1" x 8'0")

Double bedroom with built-in, double wardrobe and side facing window.



FAMILY BATHROOM

3.33 to 2.39 x 1.84 (10'11" to 7'10" x 6'0")

Shower over bath, wash hand basin, WC, wall mounted light with shaving point, wall mounted shelving and cabinet, Dimplex fan and side facing textured glass window.



FRONT GARDEN

Private garden with lawn space, apple tree, paved pathway leading to gate into rear garden.



REAR GARDEN

Private, fully enclosed split-level garden with paved patio area, raised lawn space, variety of colourful plants, shrubs and flowers, garden shed and access to the garage.



DRIVEWAY & GARAGE

5.77 x 3.00 (18'11" x 9'10")

Private driveway with parking space for several vehicles. Detached, single garage with electric door, storage units and side access. Please note the measurements shown above are approximate internal garage measurements.



EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, poles, tracks and blinds, integrated appliances, free standing white goods and garden shed are to be included in the sales price.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

EPC BAND

EPC Band C.

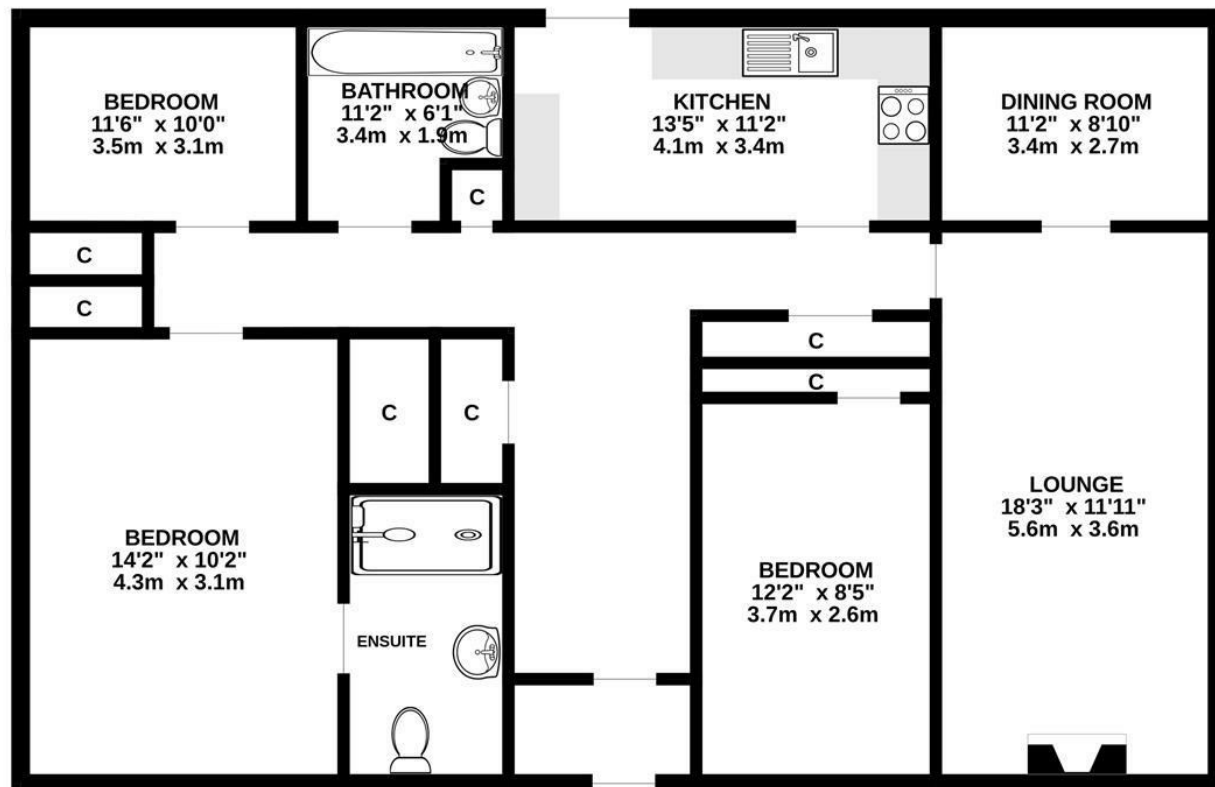
COUNCIL TAX BAND

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

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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