

Semi-detached bungalow situated in the Leachkin area of the city within easy reach of local amenities, retail parks, a wide range of walks and the Kings Golf Course which is just a few minutes drive from the house. The city centre is also a short drive and there is a bus route nearby into the centre. Inverness is a city with plenty to offer and has a thriving local economy. A short distance from the city in any direction there are plenty of places to go for long walks and to take in the local beauty spots. Inverness, with its excellent road, rail and air links, boasts a wide choice of bars, restaurants, quality hotels and has a lively cultural and entertainment scene.

Offering well appointed accommodation and pleasant garden this attractive bungalow benefits from electric heating and is double glazed. The property is well presented, is surprisingly spacious and has storage space. The house is in a highly sought after and well regarded area of the city. There is a large driveway and a garden shed. A terraced garden to the back which is mostly laid to lawn and a sunny garden to the front which is low maintenance. This house would provide an ideal downsize, first time purchase or buy to let opportunity.

Directions: On Google Maps use the postcode IV3 8QU

What3Words app: [///stones.rides.barks](#)



Services: Mains electricity, water and drainage.

Council Tax— B

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173

Monday to Friday 8am - 9am and 5pm - 11pm.

Saturday 8am - 11pm & Sunday 8am - 11pm

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@middletonross.co.uk](mailto:property@middletonross.co.uk).

Furniture, Carpets, blinds, and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



96 Blarmore Avenue, Leachkin, Inverness, IV3 8QU

Offers Over £138,000

- Semi-Detached Bungalow
- Entrance Hall
- Lounge
- Kitchen/Diner
- Conservatory
- One Bedroom
- Shower Room
- Rear Hall
- Storage Space
- Double Glazing
- Driveway
- Shed
- Gardens to Front & Back
- EPC Rating F





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Offers Over £138,000

Attractive semi-detached bungalow with attractive garden situated in a highly regarded area near Inverness city centre.

