



PETER MURPHY & Co  
ESTATE AGENTS



## 37 Firthview Avenue, Inverness, IV3 8NT

### Offers Over £225,000

This extended 3 bedroom detached bungalow offer spacious accommodation for the discerning buyer in a quiet cul-de-sac in the popular residential area of Scorguie. With stunning panoramic views this lovely home will suit all types of buyers. The entrance door opens to the vestibule and into the hallway. Door to left leads into the spacious lounge/dining room. The hallway leads to the modern bathroom with separate shower and 3 good sized double bedrooms, all with fitted storage and the main bedroom benefitting from an en-suite shower room. Externally the front garden is bounded by a low wall and is laid to lawn. There is a driveway to side offering off-street parking for several vehicles. The private rear garden is laid out over 2 levels with 2 paved patio areas and a variety of shrubs and flowerbeds.



## Hallway

Opening from the Vestibule the bright welcoming hallway leads to all rooms. Two large storage cupboards.

## Lounge/Dining room

25'7" x 14'9" (7.80m x 4.50m)

This spacious living space opens to the dining room and has stunning panoramic views over Inverness to the Moray Firth.



## Kitchen

13'1" x 10'9" (4.0m x 3.3m)

This well appointed kitchen has ample wall and base units with contrasting worktops. Large storage cupboard. Window to rear and door to Sun Room.



## Sun Room

8'6" x 7'6" (2.60m x 2.30m)

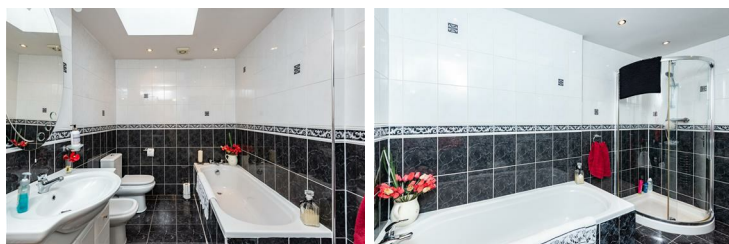
This lovely room overlooks the rear garden with patio doors on two sides.



## Bathroom

10'5" x 6'6" (3.20m x 2.0m)

The modern and stylish bathroom includes wc, wash hand basin, bath and separate corner shower cubicle with electric shower.



## Main Bedroom

19'4" x 9'6" (5.90m x 2.90m)

The spacious extended main bedroom has a window overlooking the rear garden and large fitted wardrobe.



## Bedroom 2

13'1" x 9'6" (4.0m x 2.90m)

Appealing double bedroom with window to front and fitted wardrobe.



## Bedroom 3

9'6" x 8'10" (2.90m x 2.70m)

This double bedroom is front facing with a double wardrobe and lovely views.



## En-Suite Shower Room

8'10" x 4'7" (2.70m x 1.40m)

Stylish shower room comprising WC, wash hand basin and double shower cubicle with electric shower.



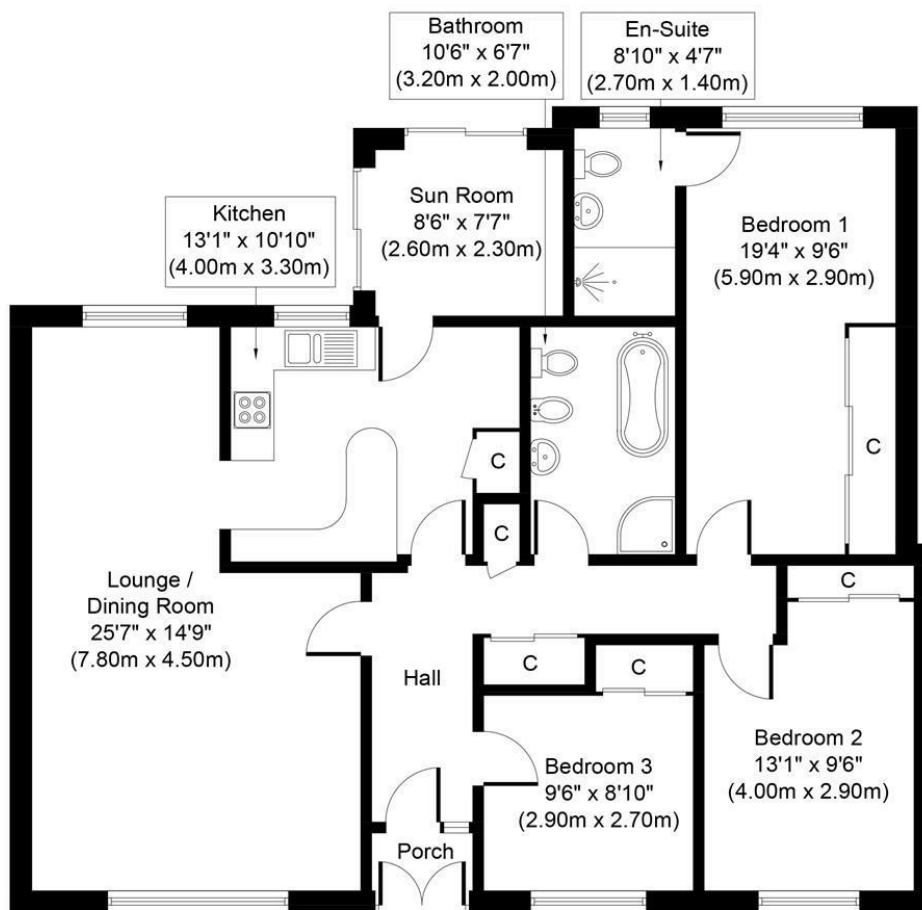
**Location**

The property is located in a quiet cul-de-sac in the well-established and hugely popular residential area of Scorguie, within walking distance of Muirtown Primary School and Charleston Academy. There are good local amenities including a shopping precinct, doctors surgery and pharmacy at nearby Kinmylies. There are also pleasant forest and canal walks in this area. There is a regular bus service to and from in the city centre. Inverness offers an extensive range of shopping, leisure and entertainment activities. There is also good rail, bus and air links to the south.

**External**



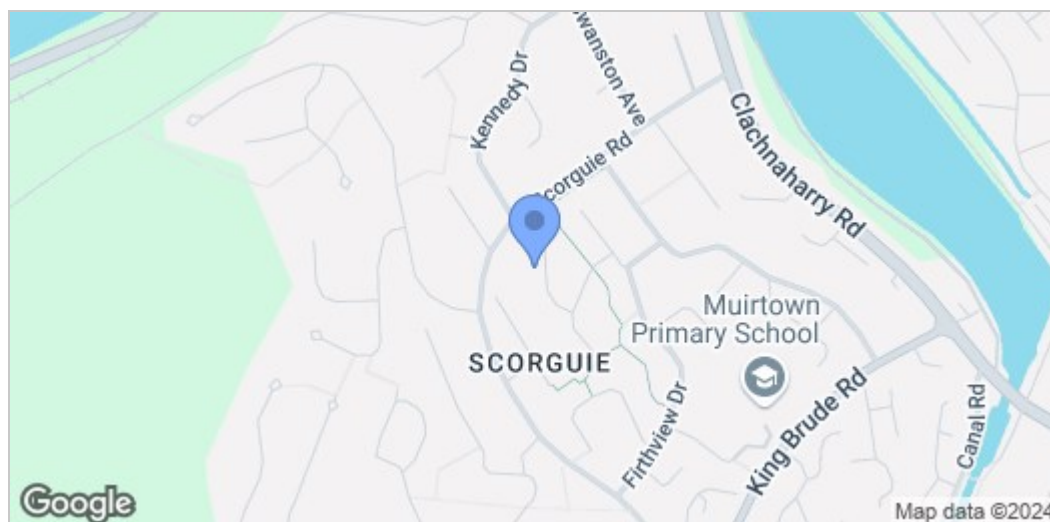




**Approximate Floor Area**  
**1220 Sq. ft.**  
**(113.3 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>Scotland</b>                             |           | EU Directive 2002/91/EC |

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