



SouthForrest
Solicitors and Estate Agents



39 Argyle Street, Inverness, IV2 3BD

- Terraced house.
- Four bedrooms.
- On-street, permit parking.
- Spacious lounge.
- Family bathroom.
- Electric heating.
- Kitchen diner.
- Front & shared rear garden.
- Single & double glazed windows.

Offers Over £215,000

An exciting opportunity to purchase a four-bedroom, mid-terraced house appreciating well-proportioned room sizes, lots of character and potential alongside a convenient location within Crown offering an ideal family home or potential investment opportunity.

The ground floor accommodation comprises of the entrance vestibule, hallway, spacious lounge and kitchen diner with access to the rear vestibule. On the first floor the landing provides access to all four bedrooms and the family bathroom which completes the accommodation. This property also benefits from electric heating. There is a mix of both single and double glazed window units.

The small area to the front of the property is private to number 39. The rear garden is shared with the two attached properties.

Although in need of some modernisation and upgrading throughout, this property will appeal to a range of buyers. Viewing is advised.

LOCATION

Located in the sought-after Conservation area of Crown, this area is well-established and offers a sought-after location with easy access to a wide range of local amenities.

The City Centre is within short walking distance where a comprehensive range of amenities and leisure facilities can be found. Local amenities within the main thoroughfare of the Kingsmills shopping area include bakery, delicatessen, cafés, convenience store, hotel and restaurant, chemist, gift and craft shop, hairdresser and beautician. Doctors, dental surgery, opticians and vet surgery are also all available within Crown.

A public bus service runs from various stops throughout the Crown area to destinations across Inverness. Other travel routes are easily accessible. Inverness bus and train stations are both located within walking distance in the City Centre. Inverness Airport is approximately a 20-minute drive from the property.

Primary schooling is available within immediate walking distance at Crown Primary School. Older children would attend Millburn Academy which is also within walking distance.

DIRECTIONS

From the City Centre, take Academy Street towards Eastgate Shopping Centre, at the traffic lights take a right onto Crown Drive, at the mini roundabout take the second exit onto Crown Circus. Continue on Crown Circus and bear left at the traffic lights at Crown Church. At the traffic lights, take a slight right turn onto Southside Road and take the first right onto Argyle Street. Number 39 will be on your right-hand side, clearly signposted by a South Forrest for-sale board.

KEY POINTS

- Prime Location.
- Amenities nearby.
- Schools within walking distance.
- Well-proportioned accommodation.
- Refurbishment opportunity.

ACCOMMODATION

ENTRANCE VESTIBULE

1.80 x 0.94 (5'10" x 3'1")

Front external door, fuse box and electric meter and access into hallway.

HALLWAY

4.67 x 1.81 (15'3" x 5'11")

Stairs to first floor with ornate balusters, under stair storage cupboard and access to lounge and kitchen diner.

LOUNGE

4.37 to 3.91 x 3.87 (14'4" to 12'9" x 12'8")

Bright and spacious lounge with high ceilings, front facing bay window and feature electric fireplace with decorative wooden mantle and tiled hearth.



KITCHEN DINER

4.79 x 3.65 (15'8" x 11'11")

Wall and base mounted cabinets, wall mounted shelving, worktop space with one and a half bowl sink with draining board, space for white goods, ample dining space, door to rear vestibule and rear facing window. Please note the aga in the kitchen is not currently in working order.



BEDROOM ONE

4.16 x 3.38 (13'7" x 11'1")

Generous double bedroom with front facing window and side facing bay window. Shelved alcove and decorative fireplace.



BEDROOM TWO

3.94 x 3.52 (12'11" x 11'6")

Double bedroom with front facing window, shelved alcove and decorative fireplace.



REAR VESTIBULE

1.93 x 0.93 (6'3" x 3'0")

Provides access into the shared rear garden.

LANDING

4.10 x 2.31 (13'5" x 7'6")

Bright and open landing with sky light providing and influx on natural light. Provides access to all four bedrooms and family bathroom.



BEDROOM THREE

4.02 x 2.71 (13'2" x 8'10")

Double bedroom with fitted, slim wardrobe, fireplace and rear facing window.



BEDROOM FOUR

2.75 x 2.26 (9'0" x 7'4")

Single bedroom with front facing window.



FAMILY BATHROOM

2.86 x 1.37 (9'4" x 4'5")

Shower over bath, wash hand basin, WC, cupboard housing water tank and rear facing frosted glass window.



FRONT GARDEN

Small, private outside area with privacy hedges.



REAR GARDEN

Shared rear garden with paved patio area. The rear garden is shared between the two adjoining properties. There is no formal separation of the grounds but a mutual understanding is in place with neighbours.



PARKING

Parking is on-street, permit parking. Permits are available from the Highland Council.

EXTRAS

This property is being sold as seen. Please note the fridge/freezer in the lounge will be removed prior to sale. Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, white goods and integrated appliances are to be included in the sales price.

SERVICES

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

COUNCIL TAX

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

EPC BAND

EPC band F.

VIEWINGS

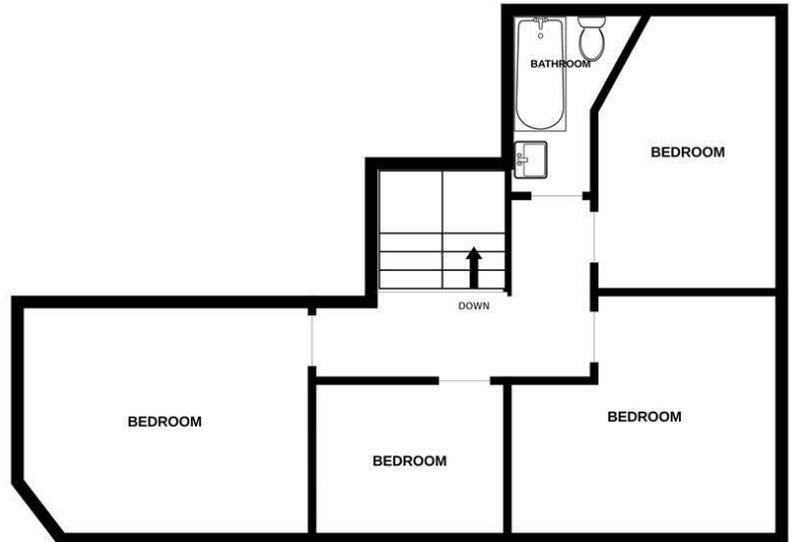
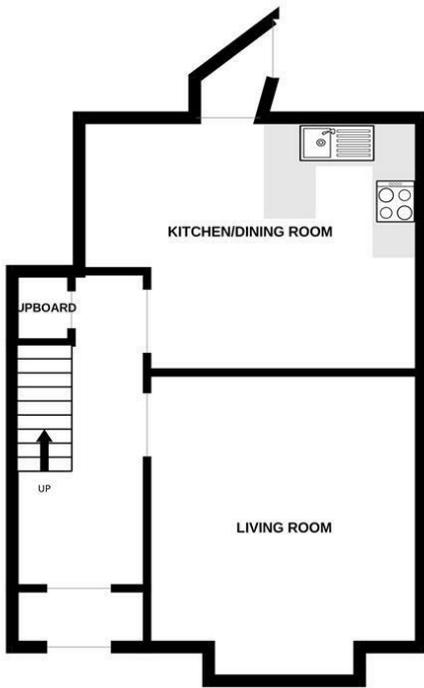
By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

61726.

GROUND FLOOR

1ST FLOOR



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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