



43 Neil Gunn Crescent, Inverness, IV2 3EL

- Detached bungalow.
- Three bedrooms.
- Private driveway & garage.
- Spacious lounge.
- Modern shower room.
- Gas central heating.
- Kitchen diner.
- Private front & rear gardens.
- Double glazing throughout.

Offers Over £295,000

A rare opportunity to purchase a detached bungalow situated in a peaceful cul de sac. In walk-in condition with well-proportioned room sizes and a convenient location, this property offers an excellent family home or first-time buy with generous garden grounds.

The accommodation comprises of the entrance hall, bright and spacious lounge with feature fireplace and hillside views towards Ben Wyvis. Modern kitchen diner with ample storage and quality integrated appliances. Two double bedrooms, both benefitting from built-in wardrobes and one single bedroom. The stylish family shower room completes the accommodation. This property also benefits from gas central heating with a combi boiler and double glazing throughout.

Private outdoor space includes a considerably sized front garden which stretches to the roadside. The rear garden is fully enclosed and offers a high degree of privacy with paved patio and well-maintained lawn space. 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 well-established and sought-after Inshes district of Inverness this property offers a favourable location within the city. Local amenities include convenience stores, community parks, pharmacy, beauty salon and take aways. Nearby you will find Inshes Retail Park hosting large supermarkets as well as a range of retail and leisure facilities, Raigmore Hospital, Fairways business park and Driving Range and the University of the Highlands and Islands are located within a short driving distance of the property. Inverness City Centre is approximately 2. miles from the property.

Excellent public transport links are available within walking distance from Stevenson Road offering routes into the City Centre and across Inverness. All major travel routes including A9, A96 & A82 are easily accessible. Inverness airport is a 20-minute drive away.

For younger children, primary schooling is available at Inshes Primary School located just 0.8 miles from the property. Older children would attend Millburn Academy. A public bus service is available for transport. Bun-sgoil Ghaidhlig Inbhir Nis and Drummond School are also easily accessible.

KEY POINTS

- Prime location.
- Well-presented and maintained property.
- Generous garden grounds.
- Amenities & leisure facilities nearby.
- Primary school within walking distance.

DIRECTIONS

From Inverness City Centre head to Inshes roundabout, take the exit signposted for Hilton & Culduthel onto Sir Walter Scott Drive, continue straight for approximately 0.9 miles. At the roundabout take the first exit onto Stevenson Road and take the second right onto Boswell Road. Take the second left onto Neil Gunn Crescent and number 43 will be the first house on your right-hand side, clearly sign posted by a South Forrest for-sale board.

ACCOMMODATION

ENTRANCE HALL

5.29 x 1.21 to 2.22 x 1.21 (17'4" x 3'11" to 7'3" x 3'11")

Front external door, access to all accommodation, airing cupboard with shelving and housing boiler, large storage cupboard with fuse box. Loft hatch providing access to floored roof space with electricity supply.

LOUNGE

4.78 x 3.77 (15'8" x 12'4")

Bright and spacious lounge with wide front facing window providing hillside views and allowing for an influx of natural light through the room. Feature electric fireplace with marble hearth and wooden mantle.



KITCHEN

4.70 x 2.90 to 3.77 (15'5" x 9'6" to 12'4")

Good-sized kitchen diner with wall and base mounted cabinets with down under-cabinet and base board lighting, worktop space with tiled splash back and one and a half bowl stainless steel sink and draining board, quality integrated appliances include gas hob, extractor fan, oven & grill, microwave, fridge freezer, dishwasher and washing machine. Shelled pantry cupboard, ample dining space, rear facing window and rear external door leading to driveway.



BEDROOM ONE

3.48 to 2.79 x 3.58 (11'5" to 9'1" x 11'8")

Double bedroom with built-in, triple wardrobe and rear facing window overlooking the garden.



BEDROOM TWO

3.51 to 2.87 x 2.99 (11'6" to 9'4" x 9'9")

Double bedroom with built-in, triple wardrobe and front facing window with lovely views.



BEDROOM THREE

3.59 to 2.88 x 2.09 (11'9" to 9'5" x 6'10")

Single bedroom with rear facing window.



SHOWER ROOM

2.46 x 2.08 (8'0" x 6'9")

Modern suite with wet wall paneling, walk-in shower, wash hand basin with mixer tap and wall mounted LED mirror. Fitted storage and WC. Heated towel rail and side facing textured glass window.



DRIVEWAY & GARAGE

5.82 x 3.26 (19'1" x 10'8")

Private driveway with sufficient parking space for three to four vehicles and single detached garage with electricity supply.

FRONT GARDEN

Private garden with considerable lawn space, separate stone chip area with assortment of mature shrubs and bushes, gated access to rear garden and paved pathway to front door.



EXTRAS

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

REAR GARDEN

South facing, private, fully enclosed garden with paved patio, lawn space and access to the garage.



SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. The boiler has been serviced annually last being done in June 2026.

EPC BAND

EPC Band C.

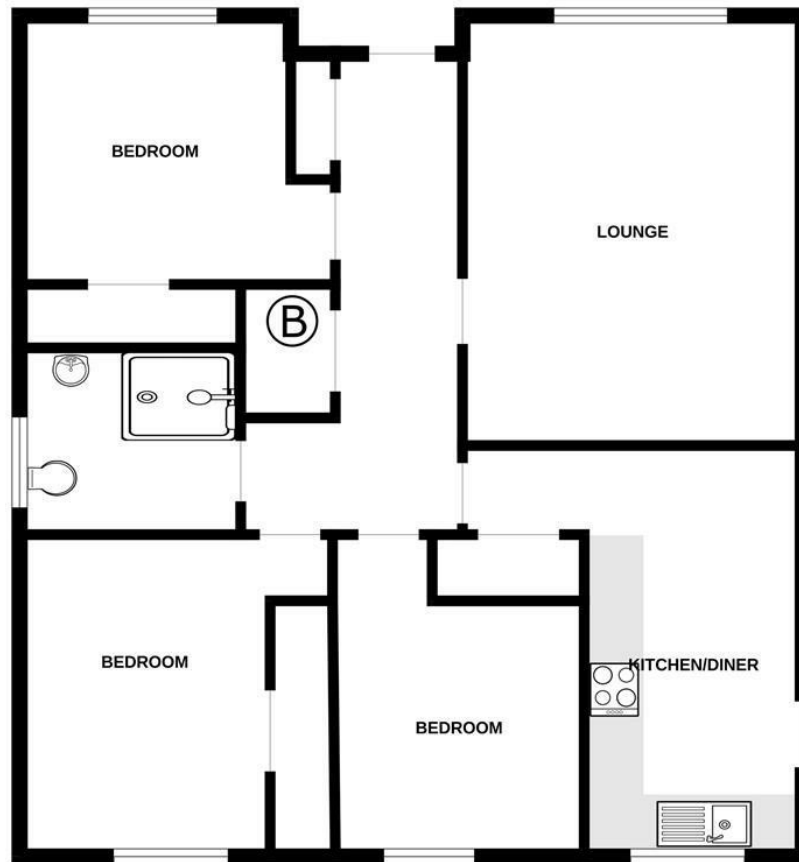
COUNCIL TAX

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



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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