

93 Overton Avenue

INVERNESS, IV3 8RR



*WELL LAID OUT DETACHED BUNGALOW
IN A POPULAR INVERNESS AREA*



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93 Overton Avenue is a three-bedroom detached bungalow in the Scorguie area of Inverness, offering a layout that works well for everyday living.

The main living space combines the living room and dining area, giving plenty of room for sofas, a dining table and family life without feeling closed in. It is a space that adapts easily, whether you are relaxing in the evening or having people over.







The kitchen has worktop space and is fitted throughout with good quality floor and wall-mounted units.



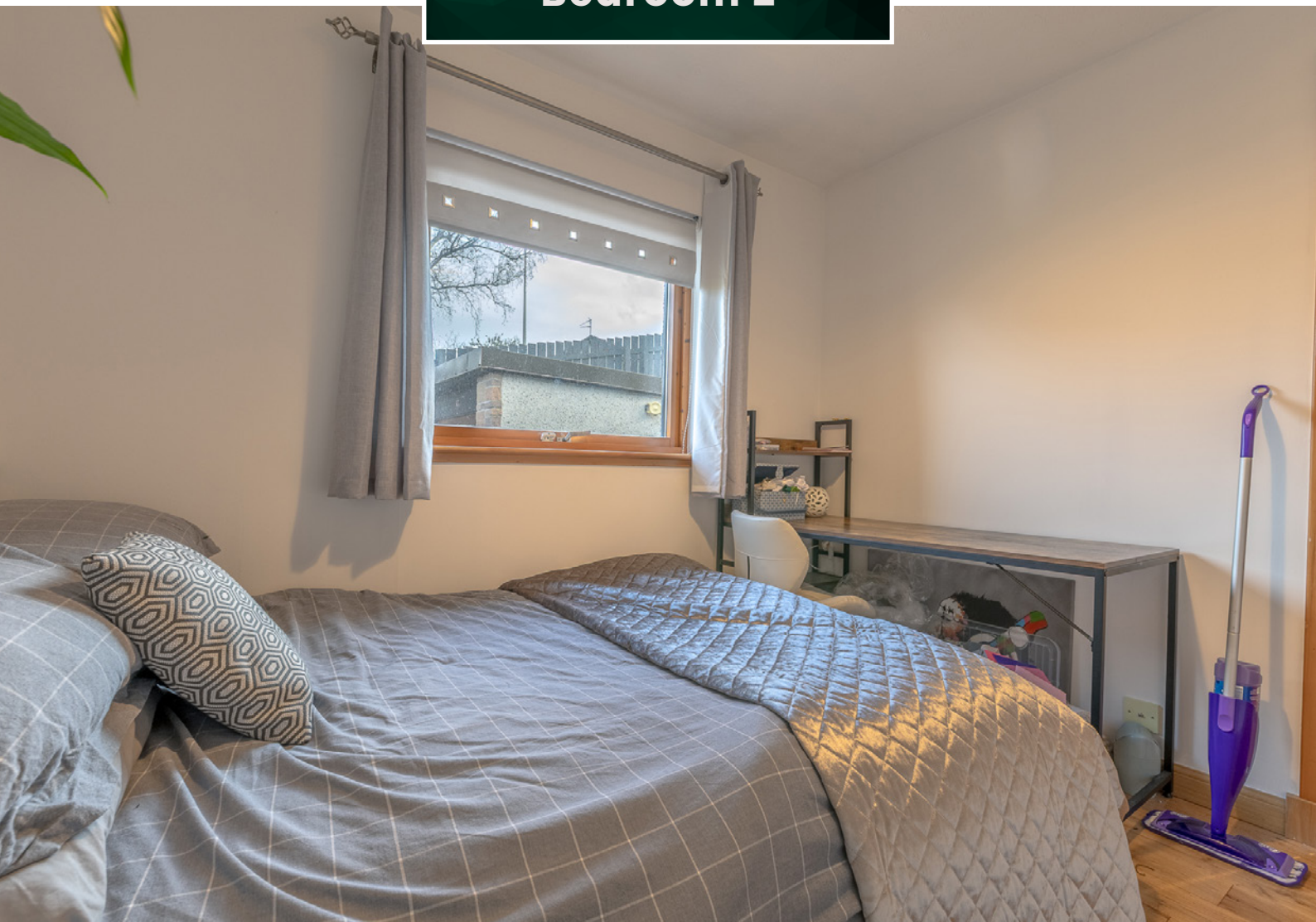


All three bedrooms are comfortable doubles and each includes built-in storage, which makes a real difference for keeping things neat and practical. The bathroom has recently been replaced and has a clean, modern finish.





Bedroom 2

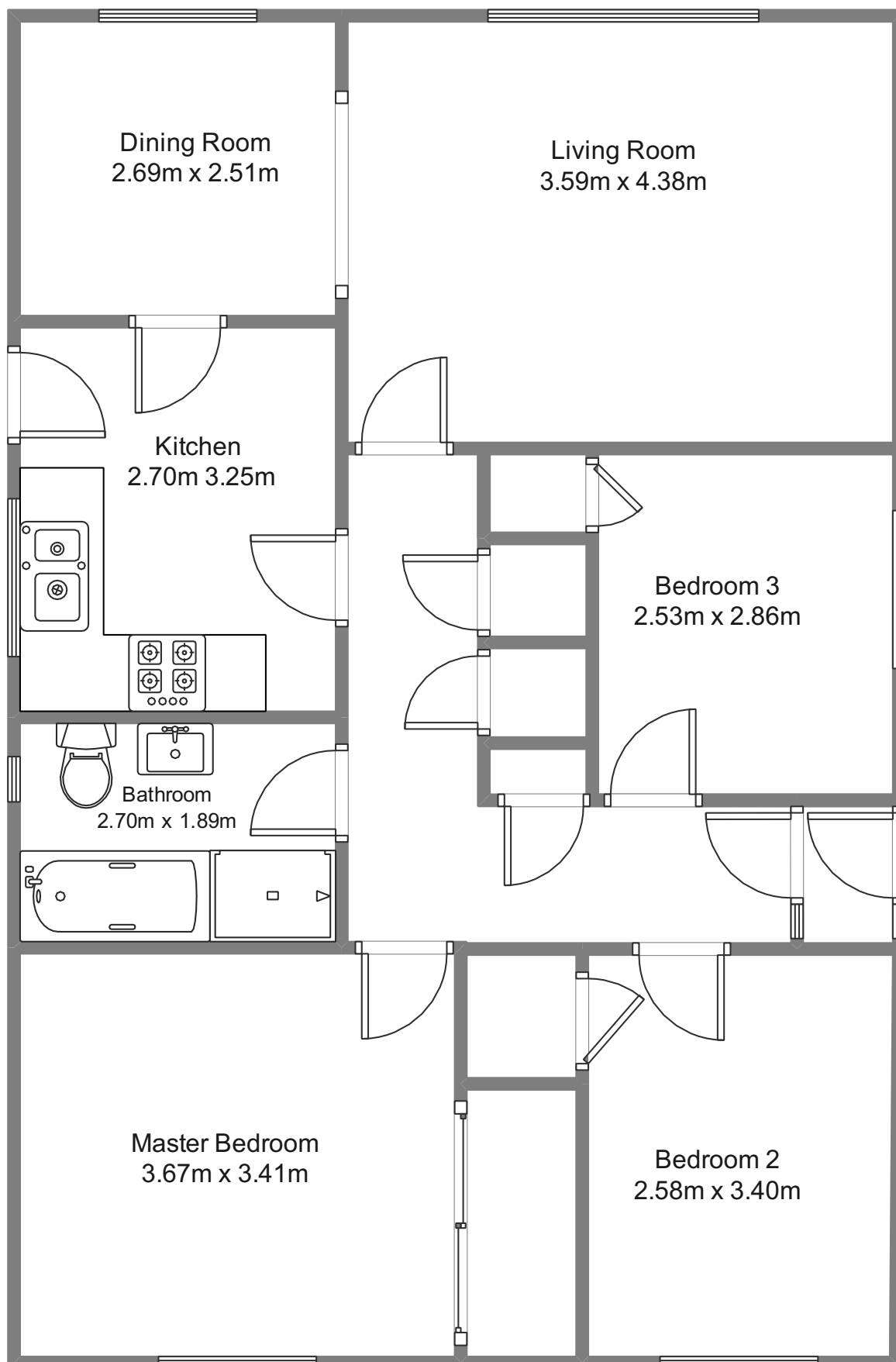




Bedroom 3







Gross internal floor area (m²): 82m²

EPC Rating: C



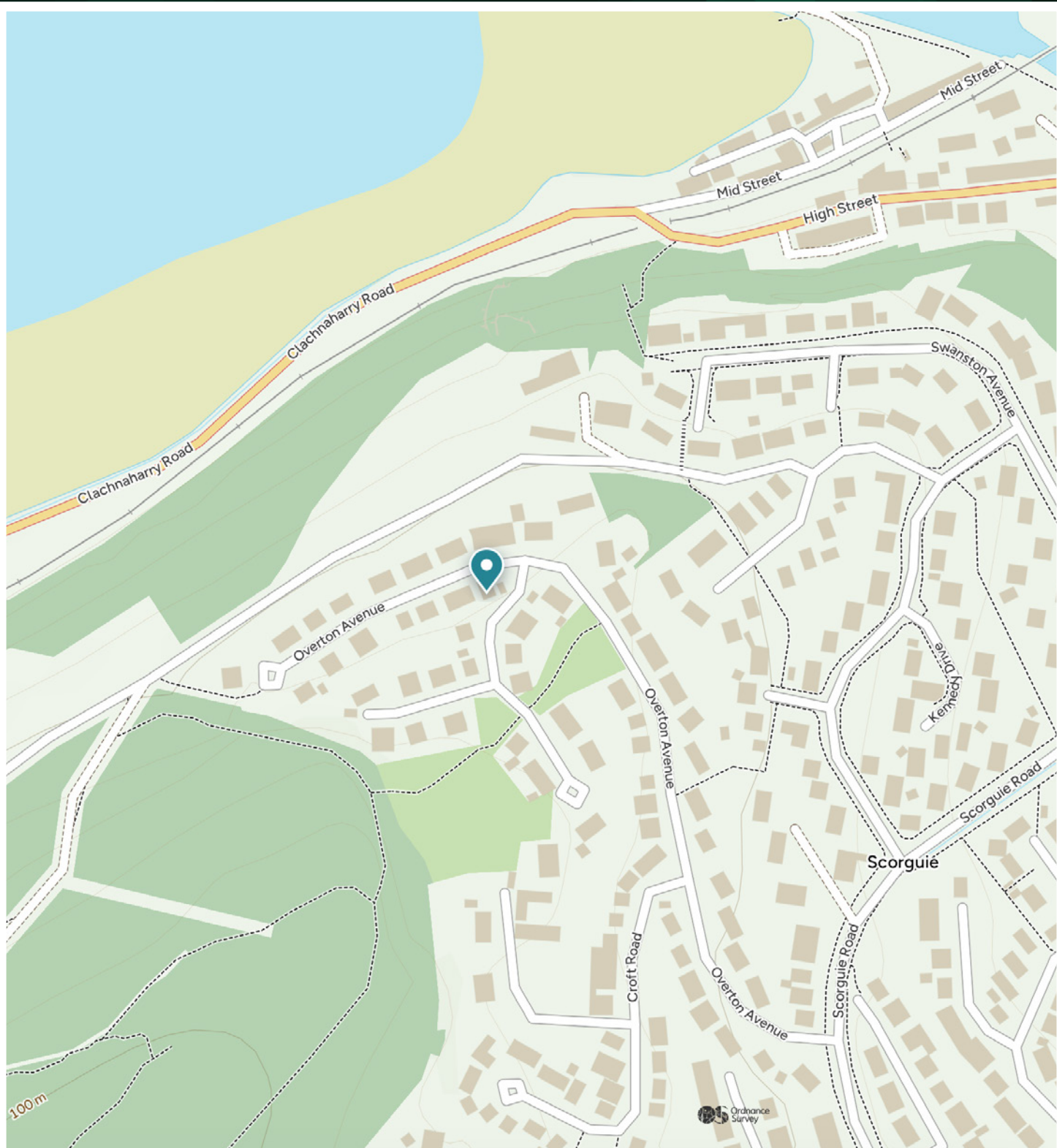
Outside, there is a driveway and detached garage, along with gardens to the front and rear, which provide useful outdoor space throughout the year. Gas central heating is installed throughout the property. The property is in walk-in condition and would appeal to a broad range of buyers.





Scorguie is a well-established residential area in the north west of Inverness, known for being practical and easy to live in. It is a popular choice with both families and professionals, helped by its proximity to well regarded schools such as Muirtown Primary and Charleston Academy. Everyday healthcare needs are well covered with local GP surgeries and dental practices nearby, while Raigmore Hospital is within a short drive for more specialist services. The area offers a good range of local shops, supermarkets, pharmacies and takeaways, with Inverness city centre only a short journey away for a wider choice of shopping, dining and leisure facilities. Public transport links are regular and reliable, with bus services connecting Scorguie to the city centre, Inverness railway station offering direct routes to Edinburgh, Glasgow and Aberdeen, and Inverness Airport close by for UK travel, including London. Road links, including the A9, also provide easy access in and out of the city and onwards into the Highlands.

Scorguie strikes a balance between everyday convenience and access to the surrounding Highland scenery. With straightforward streets, useful amenities and strong transport links, it suits a wide range of buyers looking for a comfortable home in a well-connected part of Inverness.



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