

Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID732560 / Ref.76549)

#### Services

Mains water, electricity, gas and drainage.

#### Extras

All carpets and fitted floor coverings. Washing machine, tumble dyer, slimline dishwasher, fridge-freezer and chest freezer.

#### Heating

Gas radiator central heating.

#### Glazing

Double glazed windows throughout.

#### **Council Tax Band**

D

#### Viewing

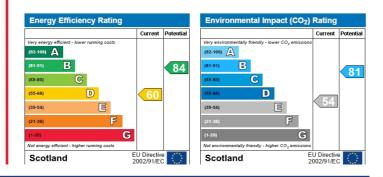
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### **Home Report**

Home Report Valuation - £195,000. A full Home Report is available via Munro & Noble - property@munronoble.com



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

## 74 Laggan Road, Inverness IV2 4EW

A three-bedroom semi-detached villa with off-street parking, garage and generous garden grounds.

# hspc OFFERS OVER £192,000

- The Property Shop, 47 Church Street, Inverness
- property@munronoble.com

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**C** 01463 22 55 33

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### **Property Overview**



www.munronoble.com



This three bedroom semi-detached villa is located in the desirable Lochardil district of Inverness, and will suit a variety of purchasers, including those looking for a family sized home. The accommodation within is spread over two floors with the ground floor comprising an entrance hall, a bright and airy open plan lounge/diner, a bedroom/playroom, and a family bathroom which comprises a WC, a sink and a bath with mains shower over which is completed with complimentary wet-walling. The kitchen has wall and base mounted units with worktops, an electric cooker and oven with hood over and a stainless sink with drainer and mixer taps. On the first floor can be found two bedrooms, both of which benefit from fitted storage facilities. Further pleasing features include gas radiator central heating, double glazing and ample storage provisions. Externally, the impressive garden grounds lie to the front, side and rear of the property. The front garden is of low maintenance as its laid to gravel and has a driveway which provides ample space for off-street parking and in turn leads to the detached garage. The rear garden is spread over three level with the first level boasting a decking area, ideal for outdoor entertaining, the second having a basketball patio area and the lower level being fully laid to lawn and is enclosed with hedging and mature trees. Local facilities include a general store, a pharmacy, and a hairdresser. Primary school education is provided at Lochardil Primary with secondary pupils attending Inverness Royal Academy, both of which are within walking distance to the property. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and Inverness Leisure and Aquadome.







Rooms & Dimensions	
Entrance Hall	
Lounge/Diner	Ap
Kitchen	Ар
Bathroom	Ар
Bedroom One	Ар
Bedroom Two	Ар
Bedroom Three	Ар
Garage	Ар

prox. 7.58m x 3.68m	
prox. 2.92m x 2.40m	
prox. 1.61m x 2.40m	
prox. 3.55m x 3.10m	
prox. 2.66m x 4.73m	
prox. 2.68m x 3.24m	
prox. 3.03m x 6.09m	







74 Laggan Road, Inverness