



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	Approx. 7.58m x 3.68m
Kitchen	Approx. 2.92m x 2.40m
Bathroom	Approx. 1.61m x 2.40m
Bedroom One	Approx. 3.55m x 3.10m
Bedroom Two	Approx. 2.66m x 4.73m
Bedroom Three	Approx. 2.68m x 3.24m
Garage	Approx. 3.03m x 6.09m

