

#### **Services**

Mains water, gas, electricity, and drainage.

## **Extras**

All carpets, fitted floor coverings, blinds and curtains. Washing machine and dishwasher.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows.

### **Council Tax Band**

C

## **Viewing**

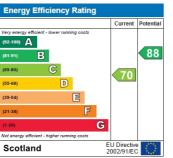
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

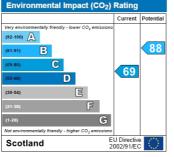
### **Entry**

By mutual agreement.

### **Home Report**

Home Report Valuation - £145,000 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.







# **61 Lochlann Road Inverness IV2 7HB**

A two bedroom semi-detached bungalow that is fully double glazed, has gas central heating and off-street parking.



# OFFERS OVER £145,000 HSPC Reference: 58789

The Property Shop, 47 Church Street,

property@munronoble.com

01463 22 55 33

**A** 01463 22 51 65

# **Property Overview**

















## **Property Description**

A fantastic opportunity to purchase a two bedroom semi-detached bungalow with conservatory situated in the sought after Culloden district of Inverness. This property offers spacious accommodation throughout and would suit a range of purchasers including the elderly alike or those looking to downsize. Spread over one floor, the accommodation comprises an entrance vestibule with storage cupboard, a spacious lounge with feature electric fire, two bedrooms, both boasting fitted mirrored wardrobes, a wet room with electric shower and a kitchen with conservatory off. The kitchen comprises wall and base mounted units with worktops, a stainless steel sink with drainer and mixer tap and an integral electric hob and oven with hood over. From here, there is a door which opens onto the conservatory which overlooks the attractive rear garden. Externally the front garden is completely laid to gravel, and benefits from a tarmac driveway providing off-street parking. The delightful rear garden is fully enclosed by wooden fencing and is not over-looked. There is generous patio area which is positioned perfectly to enjoy the sunshine, a mixture of shrubs and trees and is laid to lawn with an area of gravel. The property is located in the residential district of Culloden. Nearby there is a local shop, a chemist, a post office, a library, a medical centre and a garage. Primary and secondary schooling are both located nearby and there are leisure facilities at Culloden Academy. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.







**Rooms & Dimensions** Entrance Vestibule Approx 0.91m x 1.16m Lounge Арргох 3.05т х 5.88т Kitchen Арргох 2.82т х 3.10т Conservatory Approx 4.01m x 2.45m Wet Room Approx 2.18m x 1.89m **Bedroom One** Approx 3.38m x 2.63m (AWP)\* **Bedroom Two** Арргох 3.21m x 2.92m \*(At Widest Points)





