



49 Laggan Road, INVERNESS, IV2 4EW

Offers Over £215,000

REF: 60790





This spacious, three-bedroom, semi-detached villa sits in a generous plot in the highly popular Lochardil area of the City, close to excellent facilities and within easy reach of the City Centre. In need of slight modernisation, the property benefits from gas-fired central heating, double glazing and off-street parking. With well-proportioned rooms and ample storage, this property represents a very comfortable family home. Viewing is highly recommended to fully appreciate the accommodation on offer and convenient location.

The accommodation consists of: an entrance hallway with stairway leading to the upper floor and understair storage cupboard; a generous lounge/dining area with electric fire set in a stone surround providing a welcoming focal point and patio doors to the rear garden; kitchen with a good selection of base and wall mounted units, complementary worktop, tiling to splashback, integrated electric oven and hob, washing machine, fridge freezer and access to the sunroom; sunroom proving ample room for dining and access to the garden; double bedroom with fitted wardrobe housing the hot water tank; shower room comprising a large free standing electric powered shower, wash hand basin and WC.

On the upper floor: landing with views over the rear garden and access to the attic space in the eaves which is floored with power and light; two further double bedrooms, both with fitted storage and access to the eaves.

The garden to the front is laid to lawn with a good selection of mature shrubs and bushes. The fully enclosed rear garden is of generous size, mainly laid to lawn with some mature trees and bushes and benefits from a paved patio area providing an ideal venue for alfresco dining. A large, gravelled driveway to the side of the property provides ample off-street parking for several cars and leads to the single timber garage.

The property is within easy walking distance of a general store which caters adequately for daily requirements. A supermarket and bar/restaurant is also within easy reach. A regular bus service to and from the City Centre is routed close by. Education is provided at Lochardil Primary School or Inverness Royal Academy, both of which are within easy walking distance.

Inverness, the main business and commercial centre in the Highlands, is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Kitchen	2.92m x 2.54m (9'6 x 8'3)	Bedroom 1	3.63m x 3.35m (11'11 x 11'0)
Lounge/Dining	7.60m x 3.67m (24'11 x 12'0)	Bedroom 2	4.76m x 2.72m (15'6 x 8'11)
Sunroom	4.32m x 1.73m (14'2 x 5'8)	Bedroom 3	3.33m x 2.72m (10'11 x 8'11)
Upper Landing	2.96m x 1.27m (9'9 x 4'2)	Shower Room	2.40m x 1.61m (7'9 x 5'3)



General

All floor coverings, light fittings, curtains, blinds, fridge freezer, washing machine, oven and hob are included in the asking price.

Services

Mains water, drainage, electricity, and gas.

Council Tax

Council Tax Band D

EPC Rating

D

Post Code

IV2 4EW

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

GRM/EB/BRAI0022/0001

Price

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Directions

From Inverness City take Castle Street, continuing along Culduthel road until you reach the mini roundabout. Take the second exit on to Green Drive leading on to Balnakyle Road. Take the second right onto Laggan Road and the property is further along on your right-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

