



14 Morven Road, INVERNESS, IV2 4BU

Offers Over £230,000

REF: 60812





Situated in the highly desirable Lochardil area of the City, this three bedroom, detached bungalow is close to excellent facilities and is within easy reach of the City Centre. The property, which has been extended, benefits from gas-fired central heating, double glazing and a private rear garden. With well-proportioned rooms and ample storage, this property represents an ideal family home. Viewing is highly recommended to fully appreciate this spacious bungalow and convenient location.

The accommodation consists of: an entrance vestibule; inner hallway with access to the attic and large storage cupboard housing the boiler and hot water tank; a spacious open plan lounge/dining with large window allowing the room to flood with natural light, wall mounted electric fire and double doors leading to the sunroom; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops and splash back, integrated electric double oven, hob and extractor, fridge, washing machine and wine cooler; a bright sunroom with access to the rear garden; master bedroom with double patio doors leading to the rear garden; two further bedrooms, one with fitted storage; partially tiled bathroom comprising a wash hand basin, WC and electric powered shower over bath; shower room comprising a wash hand basin, WC and free standing electric shower enclosure.

The garden to the front of the property is mainly laid to paving with a good selection of mature shrubs and bushes. The fully enclosed rear garden is mainly laid to gravel for easy maintenance, with a good selection of mature trees, shrubs and bushes. There are also two decking areas, garden shed and a paved patio area, providing an ideal venue for alfresco dining. A driveway to the front of the property provides ample off-street parking.

The property is within walking distance of a general store which caters adequately for daily requirements. Additional facilities can be found in the nearby Inshes Retail Park, which include a supermarket, Post Office, petrol station, restaurant, takeaway and a selection of retail outlets. Education is provided at Lochardil Primary School or Inverness Royal Academy, both of which are within walking distance. A regular bus service to and from Inverness City centre is routed close by.

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.

Entrance Vestibule	2.25m x 1.99m (7'5 x 6'6)	Master Bedroom	5.13m x 2.92m (16'9 x 9'6)
Inner Hallway	2.81m x 1.37m (9'3 x 4'6)	Bedroom 2	2.95m x 2.61m (9'8 x 8'6)
Kitchen	3.34m x 2.67m (10'11 x 8'9)	Bedroom 3	4.48m x 3.72m (14'8 x 12'2)
Lounge/Diner	9.36m x 3.07m (30'9 x 10'0)	Bathroom	2.03m x 1.68m (6'8 x 5'6)
Sunroom	6.21m x 1.80m (20'3 x 5'11)	Shower Room	2.18m x 1.29m (7'2 x 4'3)
Inner Hallway 2	1.57m x 0.88m (5'2 x 2'11)		



General

All floor coverings, light fittings, curtains, blinds, integrated appliances, fridge, washing machine and wine cooler are included in the asking price.

Services

Mains water, drainage, electricity and gas.

Council Tax

Council Tax Band E

EPC Rating

D

Post Code

IV2 4BU

Entry

By mutual agreement.

Viewing

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

Reference

RC/EB/DUNB0043/0001

Price

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Directions

From Inverness City, take Castle Street turning right onto View Place. Continue straight onto Haugh Road, continuing on Island Bank Road. Turn left onto Drummond Crescent and bearing right onto Stratherrick Road. Turn left onto Balnakyle Road and continue along until you turn left into Morven Place. 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.

