

Illustration For Identification Purposes Only.
Not To Scale (ID:707631 / Ref:75813)



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, blinds, washing machine, electric cooker and fridge freezer.

Heating

Gas central heating.

Glazing

Double glazing.

Council Tax Band

C

Viewing

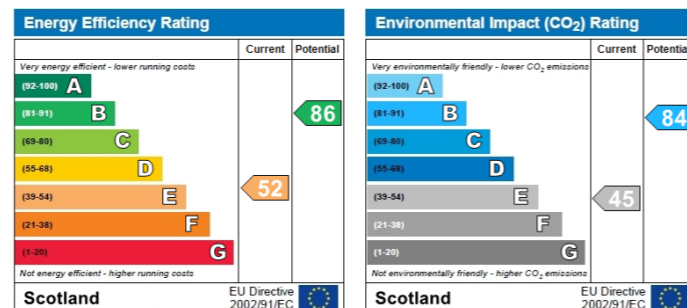
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £205,000
A full Home Report is available via Munro & Noble
- property@munronoble.com.



**30 Broom Drive
Inverness
IV2 4EG**

A three/quarter bedroom, semi-detached bungalow located in the Lochardil area of the city, that has a garden, off street parking and a detached single garage.

OFFERS OVER £199,000
HSPC Reference: 58372

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Semi-Detached Bungalow
- 3/4 Bedrooms
- 1/2 Receptions
- 1 Bathroom
- Garden
- Heating
- Garage
- Office Potential

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.
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.

Lounge



Property Description

Broom Drive is located in the popular and established Locharil area of Inverness and this three/four bedroom semi-detached bungalow occupies an irregular shaped plot at the end of a cul-de-sac. The bungalow is fully double glazed has gas central heating provided by a back boiler via the gas fireplace within the lounge and boasts flexible accommodation spread over one floor. The accommodation consists of an entrance vestibule/conservatory, an entrance hall off which the double aspect lounge, the kitchen, a shower room (comprising a WC, a wash hand basin and a wet walled shower cubicle) , a bedroom and a dining room can be found with the dining room being able to be utilised in a number of ways including as a further bedroom if required. From the kitchen is an inner hall that gives access to two further bedrooms, one of which is being currently used as a sitting room/office. The kitchen comprises wall and base mounted units, worktops, a sink drainer with mixer tap and included is the electric cooker and the washing machine. The property has gardens to the front side and rear elevations that incorporate areas of lawn, paving and planting and a tarmac driveway provides space for off street parking and in turn leads to the detached single garage that has an up and over door, power and lighting. Located within the garden and included in the sale is a greenhouse and the rear garden is bordered by a neighbouring burn which provides a pleasing focal point. Local facilities include a general store and a hotel, a Primary school with secondary pupils attending the nearby Inverness Royal Academy. 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, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7.5 miles east of the city.

Rooms & Dimensions

- Vestibule/Conservatory
Approx 1.72m x 2.82m
- Entrance Hall
- Lounge
Approx 5.59m x 3.01m
- Kitchen
Approx 3.51m x 2.78m
- Bedroom One
Approx 3.63m x 3.30m
- Dining Room/Bedroom Two
Approx 2.93m x 3.53m
- Shower Room
Approx 1.94m x 1.80m
- Rear Hall
- Bedroom Three/Office
Approx 2.77m x 3.85m
- Bedroom Four
Approx 2.77m x 2.33m
- Garage
Approx 6.63m x 3.04m



Vestibule/Conservatory



Bedroom One



Bedroom Three/Office

