

21 Grigor Drive, Lochardil,
Inverness, IV2 4LP

Offers Over £320,000





Overview

- Spacious 3 bed detached bungalow in desirable location
- Sought after Lochardil Primary catchment area
- Lounge, kitchen/diner, 3 beds, bathroom, sun porch
- Perfect family home or retirement property
- Enclosed south facing private garden, patio, garage, garden shed
- EPC Band C



Description

Unmissable opportunity to purchase an immaculate three bedroom detached bungalow in the Lochardil area of Inverness. Situated on a good-sized plot in a quiet cul-de-sac this property enjoys open outlooks over the city and level south facing rear gardens which will appeal to many purchasers. The bright lounge has large windows on dual aspect overlooking the front gardens and a feature wood burning stove. There is an open plan kitchen/diner which has space for a dining table and 8 chairs, perfect for informal dining. Integrated appliances include a double electric oven, electric hob & extractor. There is space and plumbing for a fridge/freezer and washing machine. Off the kitchen/diner is a sun porch, perfectly placed to enjoy views over the garden. There are three double bedrooms and the family bathroom with mains shower over the bath which completes the accommodation. There is good storage throughout including a front vestibule and the loft space which is partially floored. This space could potentially be renovated to provide further living accommodation which would have views over the city, subject to obtaining the appropriate planning consents. There is double glazing and gas central heating throughout. The enclosed south facing rear garden is private and mostly laid to lawn with a lovely patio area ideally placed to enjoy the sun and a useful garden shed. There is a driveway which leads to the single garage which has power and lights. Overall, this lovely bungalow will appeal to many, early viewing is essential!



Room Dimensions

Lounge	(20' 7" x 15' 2") or (6.28m x 4.62m)
Kitchen / Diner	(20' 8" x 11' 10") or (6.29m x 3.60m)
Sun Room	(6' 11" x 13' 5") or (2.10m x 4.10m)
Bedroom 1	(11' 5" x 11' 8") or (3.47m x 3.56m)
Bedroom 2	(11' 10" x 11' 5") or (3.61m x 3.49m)
Bedroom 3	(7' 8" x 11' 11") or (2.34m x 3.62m)
Bathroom	(6' 0" x 7' 10") or (1.84m x 2.39m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated double oven, electric hob & extractor.

Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Tenure

Freehold

Council tax

Band E

Viewing

To arrange a viewing of this property please contact Louise on 07796673594 or 01463 233218



Tel: 01463 233218

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