

2 Lochy Road

Lochardil, Inverness, IV2 4ES



Offers Over £285,000





Overview

- Spacious 3 bedroom detached bungalow
- Sought after Lochardil Primary catchment
- Ideal family home, retirement property or investment
- Lounge, kitchen, dining room, 3 bedrooms, shower room
- Corner plot, sunny garden, linked garage, drive for 1 car
- EPC Band D



Description

Fantastic opportunity to purchase a detached bungalow in the popular Lochardil area of Inverness. The property is situated on a corner plot, the rooms are well proportioned and the flexible layout will appeal to many. This property is ideal for the new purchasers to put their own stamp on it and would benefit from some sympathetic upgrading. The lounge benefits from plenty of natural light from the bay and dual aspect windows which overlook the front garden. The dining room has ample space for a dining table and 6 chairs and there are patio doors which access to the rear garden. The kitchen comes with an electric free standing cooker, extractor, fridge/freezer and dishwasher. The washing machine and tumble dryer located in the garage and accessed directly from the kitchen are also included in the sale. There are two double bedrooms and a stairway leads to bedroom 3 which is located in the attic. Completing the accommodation is the shower room with mains shower. There is good storage throughout, in addition to large in-built storage in bedroom one, there is one hall cupboard, loft, linked garage and a shed. There is double glazing throughout and gas central heating. Outside there are gardens to the front, side and rear which are mostly laid to lawn with mature shrubs for easy maintenance. There is also a gravel-laid enclosed courtyard area with a shed/bin store which is accessed from the garage. The linked garage leads onto a driveway with space for 1 car. Overall, this well appointed property would suit those looking for a spacious family home with fantastic potential, in a prime location.



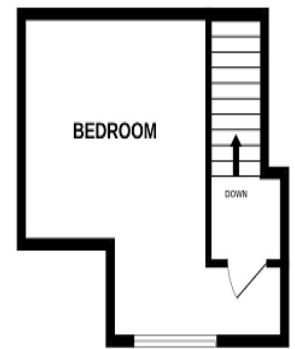
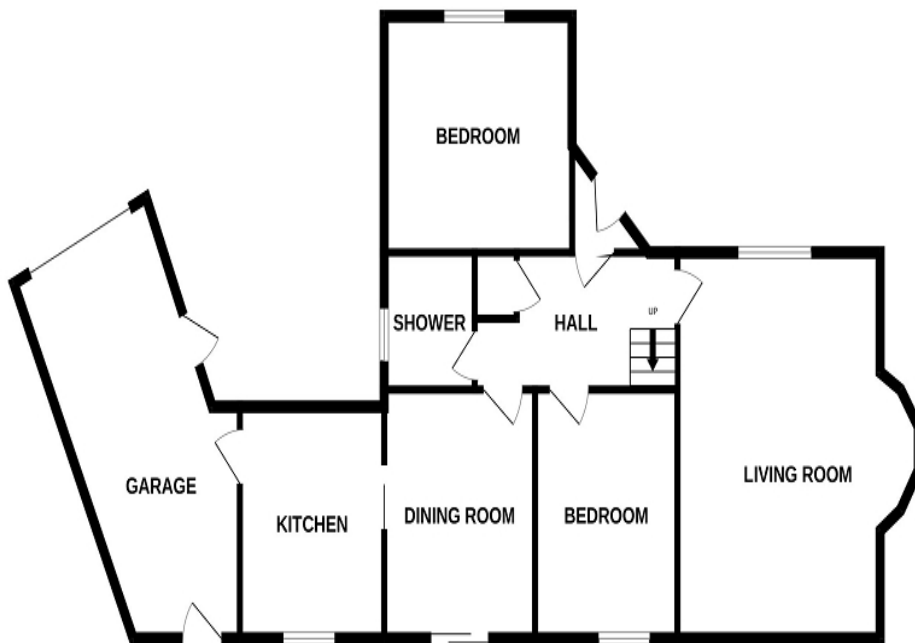
Room Dimensions

Lounge	(18' 3" x 13' 1") or (5.57m x 4.0m)
Dining Room	(9' 7" x 11' 6") or (2.91m x 3.51m)
Kitchen	(9' 4" x 10' 8") or (2.84m x 3.26m)
Bedroom 1	(12' 0" x 10' 11") or (3.67m x 3.32m)
Bedroom 2	(9' 2" x 12' 1") or (2.80m x 3.69m)
Shower Room	(6' 3" x 5' 9") or (1.91m x 1.75m)
Bedroom 3	(6' 4" x 14' 10") or (1.93m x 4.51m)



GROUND FLOOR

1ST FLOOR



Services

Mains gas, electricity, water and drainage. Satellite dish.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings, with the exception of bedroom 2 and the upper landing. Curtains, curtain poles and window blinds. Electric cooker, extractor, fridge/freezer, dishwasher, washing machine and tumble dryer. Garden shed.

Council Tax

Band E

Tenure

Freehold

Entry

Early entry available.

Viewing

To arrange a viewing of this property please contact Iwona on 07517 449083 or 01463 233218.



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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