



**Harper
Macleod LLP**
Estate Agents & Solicitors



18 Macewen Drive, Inverness, IV2 3LQ

Offers over £180,000

Charming 2 bedroom end-terraced bungalow with ample off street parking situated in the desirable Crown area of Inverness, within walking distance of the City Centre. The garden to the front and rear has been mainly laid to lawn and there is a fantastic summerhouse with veranda and store room to the rear, ideal for outdoor entertaining.

The accommodation comprises a vestibule, lounge, kitchen, inner hallway and two bedrooms. The home is full of character with high ceilings and the bedrooms have the original wooden flooring. The home benefits from a luxurious hydro massage shower.

This is an ideal home for a first-time buyer or for anyone looking to downsize.

The Crown conservation area has a good range of shops, services and hotels. Primary school pupils attend Crown Primary School and secondary school pupils attend Millburn Academy.

Inverness offers an extensive range of retail, leisure and business facilities and also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended

Vestibule

3'6" x 3'7" (1.08m x 1.11m)

Doors to lounge and bedroom. Tiled flooring.

Bedroom 1

11'9" x 10'10" (3.59m x 3.31m)

Window to front. Built-in triple wardrobe. Wooden flooring.

Lounge

13'0" x 15'1" (3.97m x 4.60m)

Window to front. Fireplace with electric fire. Alcove with cupboards below. Smoke alarm. Laminate flooring.

Kitchen

11'4" x 6'2" (3.47m x 1.88m)

Window and door to rear. Wall and base units with work top and tiling. Stainless steel 1 ½ bowl sink with right hand drainer. Integrated Noxton ceramic hob, extractor and electric oven. Indesit washing machine. Fridge/freezer. Striplight. Tiled flooring.

Inner hallway

3'3" x 3'6" (1.00m x 1.09m)

Hatch to roof space. Doors to shower room and bedroom. Laminate flooring.

Shower room

4'11" x 6'5" (1.52m x 1.96m)

Window to rear. White WC and wash hand bowl set on vanity unit with tiled splash back. Mirrored wall cabinet with lights. Luxurious Insignia hydro massage shower cabinet with lights and radio. Extractor. Vertical chrome towel radiator. Tiled flooring.

Bedroom 2

8'3" x 10'4" (2.53m x 3.15m)

Window to rear. Wooden flooring

Outbuildings

Summerhouse with veranda

7'5" x 7'11" (2.27m x 2.43m)

Power and light. Wooden flooring.

Store room

8'1" x 8'0" (2.48m x 2.44m)

Garden ground

The front garden is mainly laid to lawn with a paved path leading up to the front door and side.

To the side of the property there is a stone chipped driveway providing ample off street parking.

The enclosed south facing rear garden is mainly laid to lawn with a patio area and a paved path leading up to the summerhouse.

Rotary clothes dryer.

Extras

The fridge/freezer and washing machine are included in the sale price.

Heating and glazing

Gas central heating and double glazing. The double glazing was installed in 2023.

Services

Mains gas, electricity and drainage

EPC Rating D

Council Tax Band C

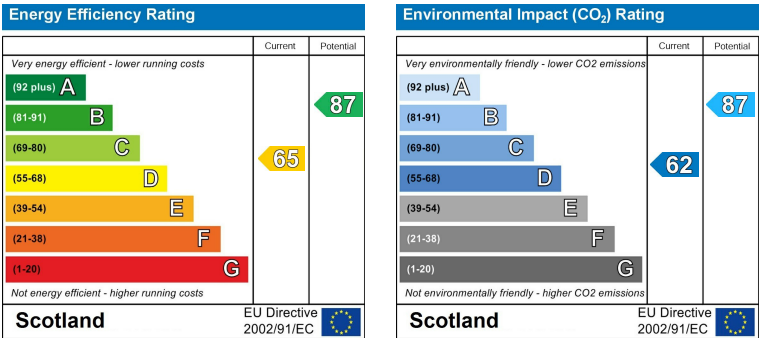




Area Map



Energy Efficiency Graph



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