

37 Laggan Road
Lochardil, Inverness IV2 4EW

Offers Over £250,000





Overview

- Spacious semi-detached bungalow in prime location
- Sought after Lochardil Primary catchment area
- Lounge, kitchen/diner 3 double bedrooms, family bathroom
- Landscaped front garden, enclosed rear garden, drive with parking for 2 cars
- Ideal for families or those looking for retirement property
- EPC band D



Description

This is a fantastic opportunity to acquire a beautifully presented bungalow in the highly sought-after Lochardil area of Inverness. With its modern interior and generously proportioned rooms, the property is perfectly suited to families, downsizers, or those seeking a comfortable retirement home.

The spacious lounge is filled with natural light thanks to large window overlooking the landscaped front garden, creating a warm and inviting atmosphere. The contemporary kitchen is well-equipped with a range of base and wall units, featuring an integrated gas hob, electric oven, extractor fan, and washing machine, along with space for a fridge/freezer. The dining area has space for a table and 6 chairs.

There are 3 double bedrooms, each benefitting from fitted wardrobes, offering ample storage. The family bathroom is stylishly finished and includes a shower over the bath. Additional storage is provided by a large hall cupboard.

The rear garden is laid to lawn with a patio area and is fully enclosed, offering privacy and features a spacious shed which is currently being used as an office. The driveway comfortably accommodates two cars.



Room Dimensions

Lounge	(17' 2" x 10' 9") or (5.23m x 3.27m)
Kitchen	(21' 0" x 8' 7") or (6.41m x 2.61m)
Bedroom 1	(11' 5" x 8' 6") or (3.49m x 2.59m)
Bedroom 2	(9' 1" x 11' 2") or (2.77m x 3.40m)
Bedroom 3	(8' 0" x 7' 4") or (2.43m x 2.23m)
Bathroom	(5' 11" x 5' 3") or (1.81m x 1.61m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, dishwasher and washing machine.

Services

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

Council Tax

Band C

Tenure

Freehold

Floor area

77m2

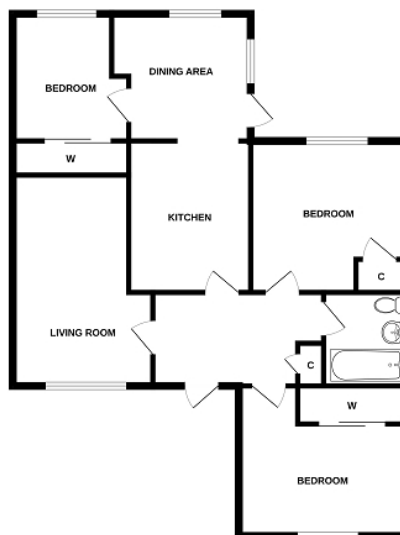
Entry

By mutual agreement

Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide only. The actual layout and dimensions of the property may vary from the plan. Please note that the floor plan is not to scale.



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