

**Services**

Mains water, gas, electricity, and drainage

**Extras**

All carpets, fitted floor coverings, curtains and blinds. Washing machine, dishwasher and wooden loveseat.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

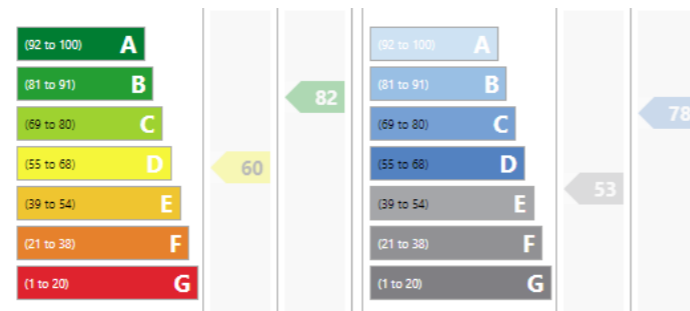
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £225,000  
 A full Home Report is available via Munro & Noble website.



**Clar Innis, 19 Balnakyle Road  
 Inverness  
 IV2 4BS**

A three bedroomed, semi-detached bungalow with off-road parking, double timber garage and generous garden grounds.

**OFFERS OVER £220,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

**Property Overview**

- Semi-Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Gas
- Garden
- Garage
- Driveway

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.  
**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.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Bedroom One



Bedroom Two





Lounge



Bathroom

### Property Description

This semi-detached bungalow is located in a prime position in the popular Lochardil area of Inverness. Offering front and rear garden grounds, a detached double garage, gas central heating and double glazing, it will appeal to families and equally, those looking to downsize to an easily maintainable retirement property. There are three double bedrooms and a modern bathroom which comprises a wash hand basin within a vanity unit, a WC, a bath with power shower over, and favourable wet-walling. The spacious lounge has a large picture window overlooking the front garden, and provides enough space for a table and four chairs for formal dining if required. From here, the kitchen/breakfast room is accessed and forms the heart of the home. Fitted with sleek units, solid wood work surfaces and a sink with mixer tap and drainer, it also comes with an integrated electric hob with extractor fan over, an electric oven, washing machine and dishwasher. This bright and airy room generates a profusion of natural light due the clever use of glazing, and the well placed seating area enjoys views over the rear garden, making this an attractive space for informal dining. Fantastic storage is provided by the way of two hall cupboards, a loft, and a kitchen pantry, while two of the bedrooms have walk-in cupboards.

Outside, the garden to the front is enclosed by walling and timber fencing, with mature trees providing a semi-private side elevation. A gravel and flower border decorate the garden, with the driveway providing off-road parking for two cars and leads to the garage and rear garden. Keen gardeners will enjoy the benefits of the polytunnel, flower border and outdoor tap, whilst having the low maintenance of the gravel and patio area, which is perfectly positioned for outdoor entertaining and soaking up the sun. The rear garden is completely private as its sheltered by hedging, mature trees and timer fencing. Local facilities include a general store, a pharmacy, and a hairdresser. Primary school education is provided at Lochardil Primary with secondary pupils attending Inverness Royal Academy, both of which are within walking distance to the property. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found.

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.02m x 0.81m

Bedroom Two  
Approx 2.43m x 3.37m

Bedroom Three  
Approx 2.41m x 3.36m\*

Bathroom  
Approx 1.67m x 2.54m

Bedroom One  
Approx 3.22m x 3.59m

Lounge  
Approx 7.02m x 3.74m

Kitchen/Breakfast Room  
Approx 2.39m x 6.14m

Garage  
Approx 2.97m x 5.36m

(At widest point)



Lounge



Bedroom Three

