

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and a washing machine.

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.

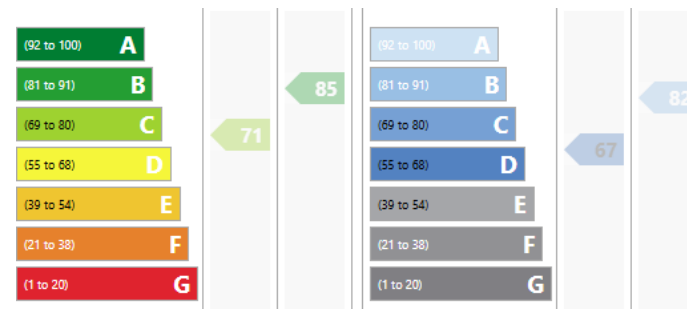
Entry

By mutual agreement.

Home Report

Home Report Valuation - £270,000

A full Home Report is available via Munro & Noble website.



29 Broom Drive Inverness IV2 4EG

A spacious four bedroomed semi-detached bungalow, located in the popular Lochardil area of the city which is fully double glazed, has gas central heating and off-street parking.

OFFERS OVER £270,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



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.

Open Plan Lounge/Dining Room/Kitchen



Open Plan Lounge/Dining Room/Kitchen



Bedroom One



Bedroom Two

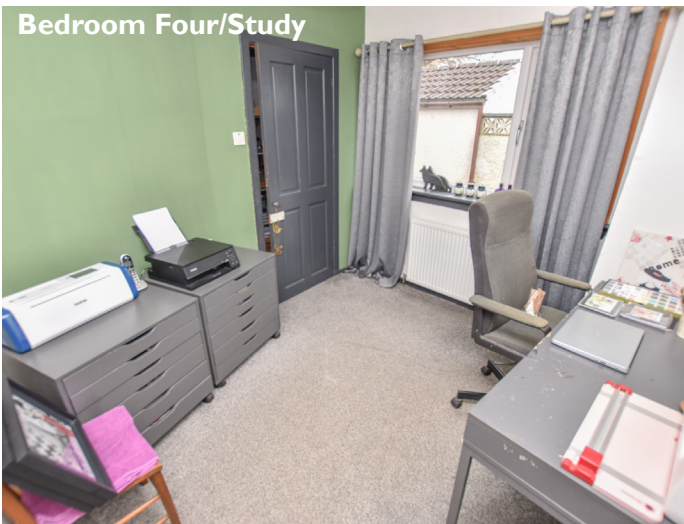




Property Description

Situated in the desirable Lochardil area of the city, this beautifully presented, four bedroomed semi-detached bungalow provides a fantastic space for comfortable family living. The property benefits from gas central heating, double glazing, garden grounds, off-street parking for a number of vehicles and a carport. The accommodation is spread over one floor and comprises an entrance hall (with a storage cupboard and loft access) a modern open plan lounge/dining room/kitchen, three double bedrooms, with the principle bedroom benefiting from a stylish en-suite shower room and a further single bedroom which is currently being utilised as a study. This open plan area is a fantastic, versatile space which is perfect for entertaining and has ample space to fit a large dining table and chairs. The kitchen area is fitted with a contemporary Howdens kitchen and comprises wall and base mounted units with worktops and a matching island, and a stainless steel sink with mixer tap and drainer. Integrated appliances include a fridge-freezer, an electric hob with extractor fan over, a microwave and electric oven. Included in the sale is a washing machine. Completing the accommodation is the sleek, partially wet-walled bathroom which is fitted with a WC, a wash hand basin within a vanity unit and a bathtub with electric shower over.

Externally, the rear elevation is of a substantial size and is laid to lawn and gravel and has a patio area which is perfectly positioned to enjoy the sunshine. Sited to the rear are a number of mature trees, shrubs and plants, two garden sheds and is fully enclosed by timber fencing and walling. The front elevation is of low maintenance as it is laid to gravel with mature plants and a driveway that provides ample space for off-street parking for a number of vehicles and in turn leads to the carport. 29 Broom Drive is an ideal purchase for those looking for a quality property in a quiet location and early viewing is highly recommended to appreciate the size of the accommodation on offer. Lochardil is a popular residential area approximately two miles from the city centre. In close proximity to the Southern Distributor Road, this allows easy access to Raigmore Hospital, Inshes Retail Park and Beechwood Business Park. 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.



Rooms & Dimensions

Entrance Hall

Bedroom One
Approx 3.45m x 4.49m

En-Suite Shower Room
Approx 1.29m x 2.92m

Bedroom Three
Approx 3.83m x 2.86m

Open Plan Lounge/Dining
Room/Kitchen
Approx 7.72m x 6.62m

Bedroom Four/Study
Approx 2.79m x 2.91m

Bathroom
Approx 1.91m x 1.77m

Bedroom Two
Approx 3.71m x 3.32m

