



## 25 BROOM DRIVE INVERNESS, IV2 4EG

£265,000

This charming 3-bedroom detached bungalow in a quiet neighbourhood features a spacious wrap-around garden, modern kitchen, utility room, and bright lounge. The sleek bathroom adds a contemporary touch. A detached garage offers extra storage and secure parking, making this home perfect for comfortable, single-level living.



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# 25 BROOM DRIVE

• \*\*\*£15,000 BELOW HOME REPORT VALUATION\*\*\* • 3 BEDROOM BUNGALOW • STYLISH KITCHEN • MODERN BATHROOM • INVITING LOUNGE • DRIVEWAY PARKING • GARAGE • SPACIOUS GARDEN • EPC BAND D • COUNCIL TAX BAND E



\*\*\*£15,000 BELOW HOME REPORT VALUATION\*\*\*

This lovely 3-bedroom detached bungalow is a must-see! Located in a quiet neighbourhood, it offers a spacious wrap-around garden, perfect for outdoor activities and relaxation.

Inside, you'll find a stylish kitchen with modern appliances, a handy utility room, and a dining room that's perfect for family meals. The lounge is bright and spacious, ideal for unwinding after a long day. The bathroom is sleek and contemporary, offering a fresh, clean look.

The property also comes with a detached garage, providing extra storage and secure parking. This bungalow is a fantastic opportunity for comfortable, single-level living in a great location.

Lochardil is a desirable area located approximately two miles from the city centre, with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, LifeScan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. Local amenities include both Asda and Tesco supermarkets and petrol stations. There are further amenities at Fairways Retail, including Fairways Golf

Club with restaurant and bar, a bakers, hairdressers and barbers. Primary schooling is available at Lochardil Primary School, with secondary pupils attending Inverness Royal Academy both of which are within walking distance. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living.

Council Tax Band E  
EPC Band D

Home Report Available on our website -  
[www.homesweethomemoves.co.uk](http://www.homesweethomemoves.co.uk)

Entry Is By Mutual Agreement  
Viewing By Appointment Through Home Sweet Home on 01463 710151

Any offers should be submitted in Scottish legal form to [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

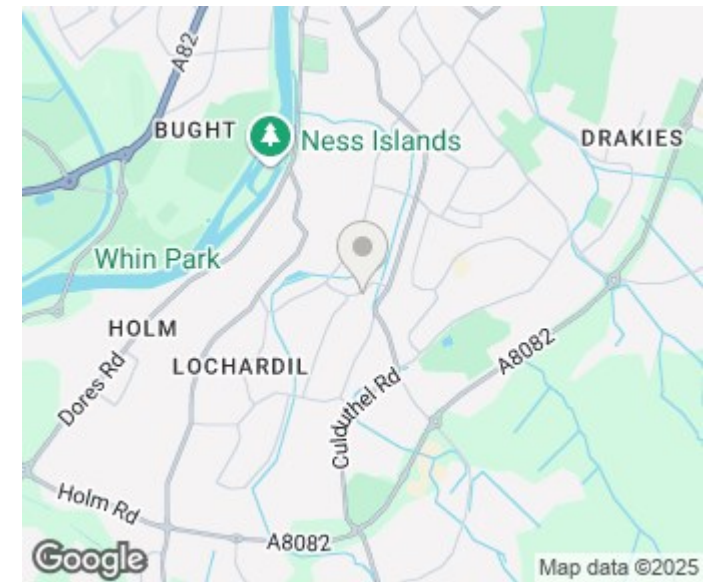
These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only



## 25 BROOM DRIVE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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