



5 LOCHLANN AVENUE INVERNESS, IV2 7LT

£188,000

Welcome to Lochlann Avenue, Culloden, Inverness - a charming location that offers the perfect blend of tranquillity and convenience. This delightful two bedroomed semi-detached house boasts a sought-after location with woodland to the rear, providing a peaceful and picturesque setting.

Don't miss the opportunity to make this charming house your home. With its desirable location, modern amenities, and peaceful surroundings, this property is a true gem in Inverness. Contact us today to arrange a viewing and start envisioning your life in this wonderful home on Lochlann Avenue.



home sweet home
estate agents
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5 LOCHLANN AVENUE

- FANTASTIC HOME IN THE POPULAR CULLODEN AREA OF INVERNESS
- GREAT LOCATION WITH WOODLAND BACKDROP
- IDEAL FIRST HOME
- STYLISH KITCHEN
- SLEEK AND CONTEMPORARY SHOWER ROOM
- 2 DOUBLE BEDROOMS
- GARDENS TO FRONT AND REAR
- GOOD SIZED TIMBER SHED
- GATE LEADING ONTO WOODLAND
- EPC BAND C



Upon entering the property, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The house features two inviting bedrooms, offering comfortable living spaces for you and your family. The stylish bathroom adds a touch of elegance to the property, providing a luxurious space to unwind after a long day.

One of the highlights of this property is the newly fitted kitchen, perfect for those who love to cook and entertain. The modern design and high-quality appliances make this kitchen a focal point of the house, where you can create delicious meals for your loved ones. With access straight out to the rear garden this area is ideal for entertaining.

Outside, the property offers driveway parking for 3 cars, ensuring convenience for you and your guests. Whether you're hosting a gathering or simply returning home after a busy day, parking will never be an issue.

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Culloden is a residential area on the east side of Inverness with excellent local amenities and services. Its close proximity to the A96 Road allows easy access to and from Inverness City Centre, Inverness Retail Park and Inverness Airport. There are excellent local amenities at Inverness Retail Park, including Tesco, restaurants, home stores, cinema and health clubs. There is a regular bus service to and from the City Centre as well as further afield such as Inverness Airport. Smithton and Culloden also provide excellent amenities such as restaurants, convenient stores, pharmacies, hairdressers and beauty salons.

Council Tax Band
EPC Band

Home Report Available on
www.homesweethomemoves.co.uk

Entry Is By Mutual Agreement
Viewing By Appointment Through Home Sweet Home on 01463 710 151

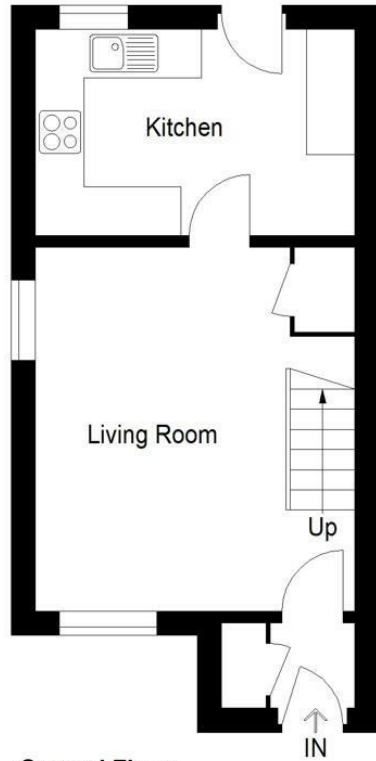
Any offers should be submitted in Scottish legal form to hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do

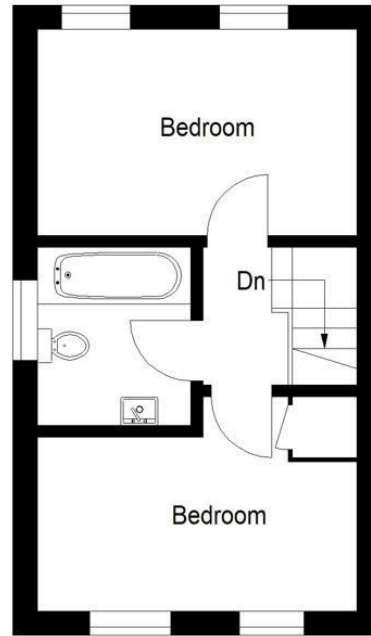
not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

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Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1119056 / Ref:89067)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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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