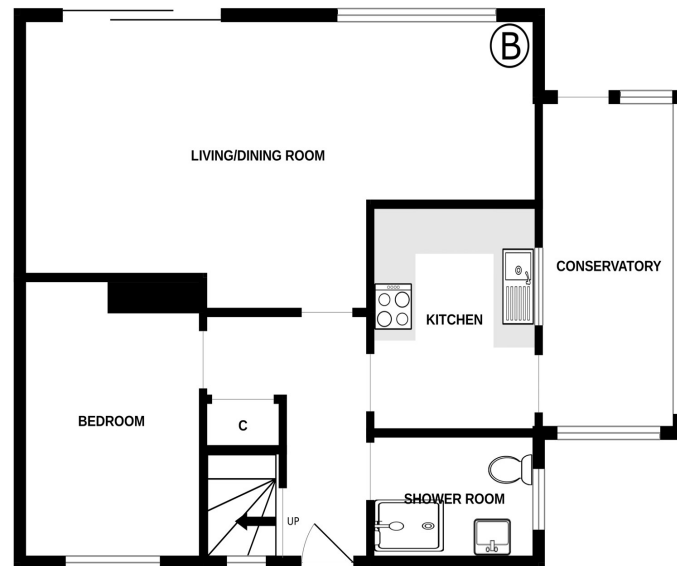
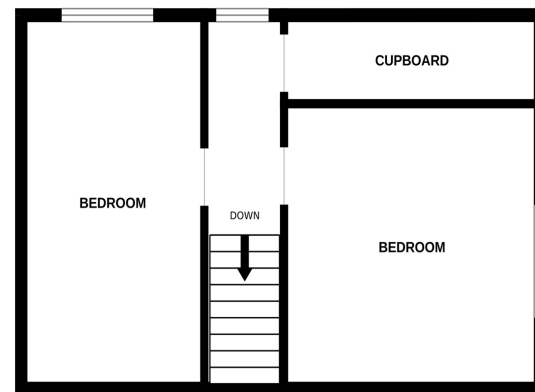


GROUND FLOOR



1ST FLOOR



Services

Mains gas, water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

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.

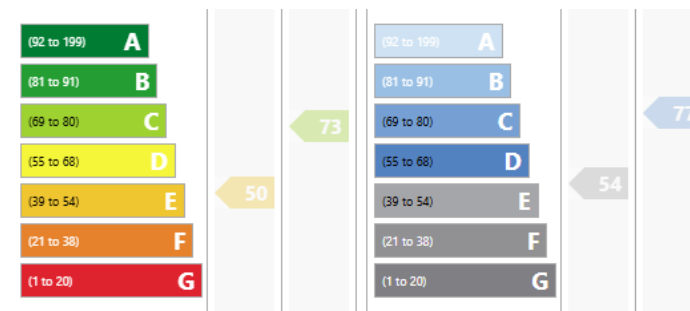
Entry

By mutual agreement.

Home Report

Home Report Valuation - £230,000

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



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.



49 Laggan Road

Inverness

IV2 4EW

A three-bedroomed semi-detached villa with off-street parking and generous garden grounds.

OFFERS OVER £228,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Kitchen



Kitchen



Bedroom One



Bedroom Two



Lounge/Dining Room



Property Description

This three bedroomed semi-detached villa is located in the popular and established residential Lochardil area of Inverness and boasts off-street parking for several vehicles, gas central heating, double glazed windows, extensive garden grounds and offers fantastic development opportunity for those looking to create their ideal family home. The ground floor consists of an entrance hall (with under stairs storage), off which is a shower room, a double bedroom, a kitchen and a porch which gives access to the side elevation. The kitchen is fitted with base mounted units with worktops and splashback tiling, a stainless steel sink with mixer tap and drainer, and an integrated electric oven and hob. Included in the sale is the washing machine, a dishwasher and a fridge-freezer. The shower room is partially tiled and fitted with a W/C, a wash hand basin and a large shower cubical with electric shower. Completing the ground floor is the sizeable lounge/dining room, the clever use of glazing here allows in a natural abundance of light to flood the room throughout the day, and benefits from patio doors which open up onto the rear elevation. Upstairs, there is a landing which gives access to the loft, and off which are two double bedrooms. Externally, the property occupies a generous plot, with the front garden being laid to lawn with shrubs and mature plants. There is a driveway which runs up the side elevation and is laid to gravel providing space for off-street parking and in turn leads to the detached large timber shed. The rear elevation is fully enclosed by stone walling and timber fencing, and is laid to lawn with some mature plants and trees, with a patio area which is perfectly positioned to enjoy the sunshine. 49 Laggan Road, is positioned in the popular Lochardil area of the city and is within walking distance to the local pharmacy, hairdresser, and general store. Bellfield Park, the Ness Islands, Eden Court Theatre, and Inverness Leisure Centre are all just a short distance away, and there is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including shops, restaurants, and cafés.

Lounge/Dining Room



Shower Room



Rooms & Dimensions

Entrance Hall

Bedroom Three
Approx 3.33m x 2.71m

Lounge/Dining Room
Approx 7.59m x 3.67m

Kitchen
Approx 2.92m x 2.41m

Porch
Approx 4.31m x 1.72m

Shower Room
Approx 2.41m x 1.61m

Landing

Bedroom One
Approx 4.80m x 2.75m*

Bedroom Two
Approx 3.63m x 3.69m

*At widest point

