



**131 Ardness  
Place, Lochardil,  
Inverness, IV2  
4PE**

**Offers Over  
£195,000**



- Beautifully presented 2 bedroom bungalow with driveway and garden
- Sought after Holm Primary School catchment area
- Open plan lounge/kitchen/diner, 2 double bedrooms, modern shower room
- Private driveway and spacious rear garden
- Excellent starter home or retirement property
- EPC band C

Fantastic opportunity to acquire this beautifully presented bungalow in the sought after Lochardil area of Inverness, within the popular Holm Primary School catchment. On entering the property, a welcoming entrance vestibule with useful storage leads through to the main accommodation. The open plan lounge/kitchen/diner is bright and spacious, forming the heart of the home and offering flexible space for relaxing and dining. The modern kitchen is well equipped with an integrated electric hob, electric oven, extractor, fridge/freezer, washing machine and dishwasher, complemented by a handy breakfast bar. There are 2 double bedrooms, both benefiting from fitted storage, and a modern shower room completes the accommodation. The property benefits from electric storage heating and double glazing throughout. Outside, there is a private driveway and a spacious rear garden, offering excellent outdoor space. Overall, this is an ideal purchase for those seeking a well-presented, low-maintenance home in a highly sought after area of Inverness.

Location: Lochardil is an established and popular residential area approximately two miles from the city centre. Local amenities include several shops, pharmacy and a hotel. 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 a bakers, hairdressers, barbers, travel agent, kart raceway and fish monger; as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar, pizza take away. The property falls within the catchment area of Holm Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service to the city centre. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated appliances include the electric hob, electric oven, extractor, fridge/freezer, washing machine and dishwasher.

Services: Mains electricity, water and drainage. Telephone and broadband.

Council Tax: Band C

Tenure: Freehold

Floor area: 56m<sup>2</sup>

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

**Kitchen/lounge/diner**

10'6" x 27'5" (3.21 x 8.36)

**Bedroom 1**

8'2" x 10'10" (2.50 x 3.32)

**Bedroom 2**

8'6" x 10'9" (2.61 x 3.30)

**Bathroom**

5'10" x 7'4" (1.80 x 2.25)







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GROUND FLOOR

