



Innes & Mackay

**59 Laggan Road, Lochardil,
Inverness, IV2 4EP**

- DETACHED THREE BED BUNGALOW
- OPEN PLAN KITCHEN/DINING
- NEW GAS BOILER
- UNDER FLOOR HEATING
- DESIRABLE AND SOUGHT AFTER LOCATION
- DETACHED PURPOSE BUILT GARDEN ROOM
- VIEWING RECOMMENDED

**OFFERS OVER
£385,000**



DESCRIPTION

Located in the sought after and rarely available Lochardil district of the city, viewing comes highly recommended for this well presented three bed detached bungalow nestled within a quiet cul-de-sac, with low maintenance gardens with the addition of a self contained garden room to the rear. The property built approximately twenty one years ago, offers anyone looking for a comfortable home with lateral living, bright rooms, underfloor heating and the benefit of a newly installed gas boiler. There is a large single attached garage to the side of the property along with ample off road parking for a number of cars.

LOCATION

Laggan Road located in the popular and sought after area of Lochardil is a highly desirable residential area, well-regarded for its peaceful surroundings and convenient proximity to Inverness city centre, which is just a short drive away. The property which sits within a quiet cul-de-sac all, is well-served by local amenities, including a convenience store, a pharmacy, hairdressers, green spaces, and access to respected schools. Families are well catered for, with catchment options including the popular Lochardil Primary and Inverness Gaelic Primary, while secondary education is provided at Inverness Royal Academy, all of which are within walking distance to the property.

GARDENS

The gardens to the front and rear of the property have been well maintained by the current owner. The front garden is laid to lawn bordered with a lovely selection of mature shrubs and bushes all adding to the external appeal of this desirable property. The lock blocked driveway leading to the garage, provides ample off road parking and a gate to the side allows access to the rear garden. Enclosed with high fencing giving excellent privacy, the gardens

here are again laid to lawn with a deep border of flowers and climbers providing a pleasing outlook from the paved patio area and garden room. There is a ramped access to the back door with steps on the other side. The Garden room has a covered veranda where one can again sit and enjoy the all day sun.

ENTRANCE HALLWAY

Part glazed front door opens into the open plan hallway announcing the dining room and kitchen. Laid with carpet, the hallway benefits from an area suitable for relaxation or ideal for a work station. Located off here is the lounge, bedroom 3 and a part glazed door provides access to the rear hallway. Good storage is provided by a large built in cupboard providing shelving and coat hanging.

LOUNGE

5.25 x 4.48m (17'2" x 14'8"m)

The lounge is a bright and comfortable room providing generous living space and is laid with recently fitted laminate flooring giving a pleasing finish. A large bay window, alongside a second window to the side, looks out to the front and floods the room with natural light. A feature of the lounge is the coal effect gas fire set on polished marble hearth and surround, providing a pleasing focal point.

BEDROOM 3

3.76m x 2.98m (12'4" x 9'9")

Bedroom 3 located to the front elevation is a double room, laid with carpet and benefits from a built-in single wardrobe.

KITCHEN/DINING ROOM

6.17m x 5.79m (20'2" x 18'11")

The open plan kitchen/dining area is again a lovely bright room by virtue of the windows to the rear and side of the property allowing a flood of natural light. The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards all providing good



storage and working areas. Inset in the oak topped work counter is the gas hob with extractor above and below the window to the rear is a one and a half bowl melamine sink with drainer to the side. Integrally fitted is the fridge and dishwasher along with space for an upright freezer. The kitchen and dining area are laid with attractive floor tiles providing a pleasing finish. Door leads off from here through to the utility room.

UTILITY ROOM

2.97m x 1.56m (9'8" x 5'1")

The utility room is fitted with floor based units and wall mounted cupboards along with a pull out larder cupboard containing metal baskets and storage. Inset in the work counter is the stainless steel sink with drainer to the side and there is space and plumbing under for a washing machine. Part glazed door to the rear, wooden clothes pulley and floor tiles complete this room.

REAR HALLWAY

From here, access is gained to two further bedrooms and the family bathroom. Good storage is provided by built in double wardrobes providing ample hanging rails and shelving. Hatch with drop down ladder leads up to the fully floored loft space, suitable for conversion with the relevant planning permissions.

BATHROOM

2.55m x 1.84m (8'4" x 6'0")

The fully tiled bathroom is furnished with a three piece suite

comprising a whirlpool spa bath with mains shower head over, vanity unit with good storage under and houses a wash hand basin and WC with down lights above the sink and wall mounted cupboards. Floor tiles, ladder style heated towel rail and bevelled window to the rear complete this room.

BEDROOM 1

4.18m x 3.59m (13'8" x 11'9")

The master bedroom is a generous sized room located to the rear elevation, is laid with carpet and benefits from two sets of built in wardrobes providing good storage. Lead leads off this room through to the en-suite shower room.

ENSUITE SHOWER ROOM

2.20m x 1.95m (7'2" x 6'4")

The en-suite shower room laid with vinyl flooring, is fitted with a three piece suite comprising a dual flush WC, wash hand basin set in a Vanity unit with storage under and a walk in shower enclosure housing a mains shower. Bevelled window to the rear, ladder style heated towel rail and extractor fan complete this room.

BEDROOM 2

3.00m x 2.99m (9'10" x 9'9")

The second bedroom located to the front elevation is a double room, laid with carpet and benefits from a built in fitted wardrobe located behind sliding doors providing good storage.

HEATING

Gas central heating. The boiler which is located in the garage, was replaced in December 2025.



GLAZING

The property is fully double glazed.

PARKING/GARAGE

Ample off road parking with driveway leading to the attached garage. The garage which has power and light, benefits from an electric roller door and a door to the side providing further access.

GARDEN ROOM/SUMMER HOUSE

3.84m x 3.33m (at widest points (12'7" x 10'11" (at widest points)

This lovely addition to the property currently used as an office, provides further space for a variety of uses and ideal for anyone looking to work from home. With a covered veranda, double doors open into the room which benefits from power, radiator and has fitted desk space.

COUNCIL TAX

Band F

EPC

Band C76

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, integrated dishwasher, double fridge, gas hob, electric double oven and extractor hood. Other items may be available by separate negotiation.

SERVICES

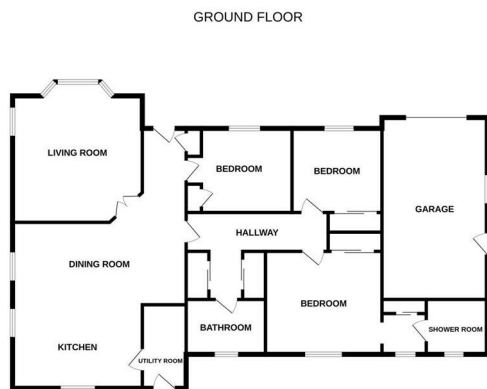
Mains water, drainage, electricity, gas, telephone and TV points. The property also benefits from WIFI along with the Hive heating.

VIEWING

Viewing is strictly through Innes and Mackay property department (01463) 251200.







While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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