Harper Macleod LLP
Estate Agents & Solicitors

## 36 Leyton Drive, Inverness, IV2 4HS

## Offers over £105,000

Cosy one bedroom semi-detached bungalow with garden ground to front and rear situated in the established Hilton area of Inverness approximately 2 miles from the City Centre. This property is ideal for a first-time buyer.

The home benefits from gas fired central heating and double glazed windows.

**Harper Macleod LLP**, Alder House Cradlehall Business Park, Inverness, Inverness-shire, IV2 5GH
**Tel:** 01463 795 006 **Email:** Susan.Breen@harpermacleod.co.uk https://www.estateagencyhighlands.co.uk

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The accommodation comprises a hallway, lounge, kitchen, bathroom and bedroom. There is a storage shed in the rear garden.

The home is conveniently located for the local Scotmid convenience store, Hilton Community Centre, Balloan Shopping Centre and Dows Restaurant. There is a regular bus service to and from the city centre.

There are beautiful walks around the parkland and duck pond nearby.

Inverness benefits from excellent transport links by road, rail and air. Inverness Airport provides national and European flights.

Viewing highly recommended.

**Hallway**
4'1" x 9'1" (1.26m x 2.77m)
Entrance door opening into the hallway with doors to the bathroom, bedroom and lounge. Storage cupboard. Hatch to roof space. Smoke alarm. Carpet.

**Bathroom**
6'3" x 7'10" (1.91m x 2.40m)
Window to front. White WC and pedestal wash hand basin with mirrored wall cabinet above. Bath with Mira Sport Max electric shower, shower screen and tiled surround. Spotlights. Vinyl flooring.

**Bedroom**
12'4" x 10'9" (3.78m x 3.29m)
Window to rear. Built-in single wardrobe. Carpet.

**Lounge**
13'10" x 11'11" (4.24m x 3.64m)
Window to front. T.V. point. Spotlights. Carpet.

**Kitchen**
9'10" x 9'5" (3.01m x 2.88m)
Window to rear. Wall and base units with worktop and tiling. Beko gas cooker with double oven. Beko washing machine. Candy fridge/freezer. Walk-in storage cupboard housing the electric meter. Spotlights. Vinyl flooring.

**Outbuildings**
Concrete shed.

**Garden ground**
The enclosed front garden is laid out with stone chippings for low maintenance with some shrubs. A paved path leads up to the front door.

The enclosed read garden has also been laid out with stone chippings and paving slabs for low maintenance. There is a rotary clothes dryer.

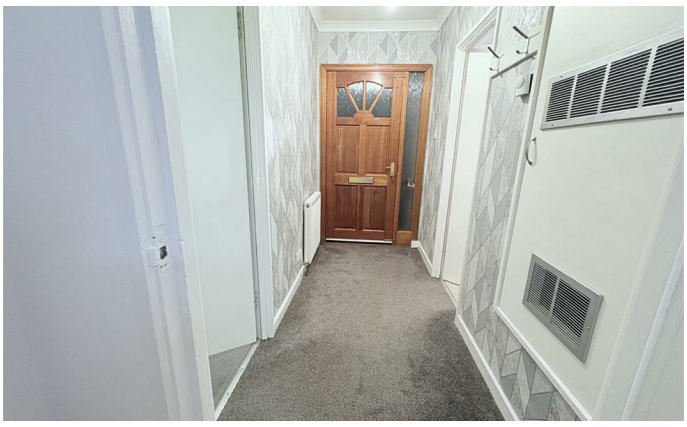
**Extras**
All fitted floor coverings, blinds, cooker, washing machine and fridge/freezer are included in the sale price.

**Heating and glazing**
Gas fired central heating and double glazed windows.

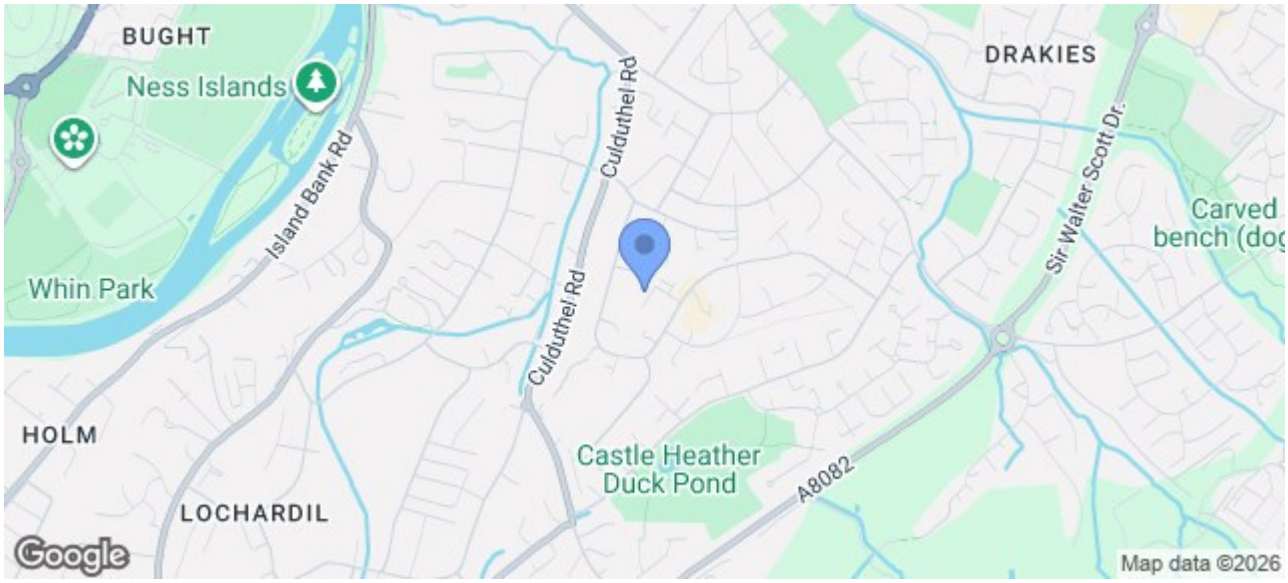
**Services**
Mains electricity, gas, water and drainage.

**EPC Rating D**

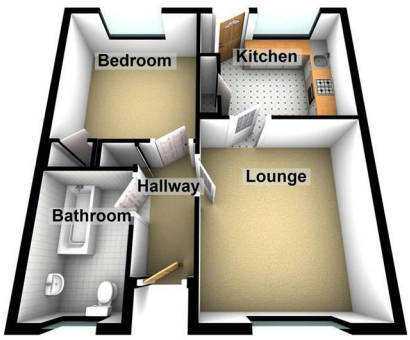
**Council Tax Band A**



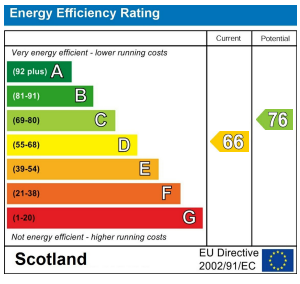
THERE'S NO PLACE
LIKE HOME
MAKE YOURSELF AT HOME
PUT YOUR UNWIND
FEET UP CHILL OUT
PLEASE TAKE A SEAT
REST RECLINE
I'LL PUT THE KETTLE ON

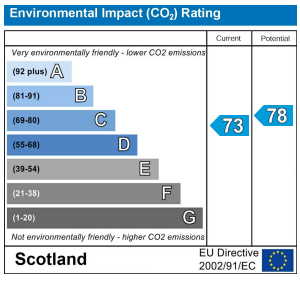



Ground Floor




## Energy Efficiency Graph

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