

# 9 Lochlann Road

Culloden, Inverness, IV2 7HB

Offers Over £168,000





- Spacious semi detached bungalow in prime location
- Sought after Culloden Academy catchment area
- Lounge, kitchen, 2 double bedrooms, bathroom
- Enclosed sunny garden, detached garage, drive with parking for 2 cars
- Ideal for first time buyers looking for a project or investors
- EPC band D

Set within the ever-popular Culloden area, this two bedroom semi-detached bungalow presents a fantastic opportunity for buyers seeking a well-proportioned home with scope to personalise and truly make their own. A bright entrance vestibule welcomes you into the property and leads through to a spacious, light-filled lounge, an inviting space to relax or entertain. The kitchen is well laid out and fitted with ample wall and base units, complemented by an electric hob, electric oven and extractor hood, along with a freestanding fridge/freezer and washing machine. Both bedrooms are generous doubles and benefit from fitted storage, offering practical and well-designed space. The bathroom completes the internal accommodation. A private rear garden provides an excellent outdoor space, perfect for enjoying the warmer months or creating a peaceful retreat. A garage and a driveway with space for two vehicles add further practicality and convenience. The property benefits from electric heating and double glazing. This is a wonderful blank canvas, ideal for first-time buyers, downsizers or anyone looking for a home they can truly make their own.

## Rooms

<b>Lounge</b>	(16' 11" x 10' 6") or (5.15m x 3.21m)
<b>Kitchen</b>	(10' 6" x 11' 1") or (3.21m x 3.38m)
<b>Bedroom 1</b>	(10' 10" x 8' 8") or (3.29m x 2.63m)
<b>Bedroom 2</b>	(8' 6" x 10' 10") or (2.60m x 3.29m)
<b>Bathroom</b>	(5' 7" x 7' 7") or (1.69m x 2.32m)

## Extras

All fitted floor coverings (kitchen), fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, electric oven, extractor as well as freestanding fridge/freezer and washing machine.

## 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

Dont delay - get in touch with Tailormade Moves today to arrange a viewing



**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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