SouthForrest
Solicitors and Estate Agents

10 Laggan Road, Inverness, IV2 4EH

- Semi-detached house.
- Three double bedrooms.
- Private driveway & garage.
- Bright lounge & dining area.
- Family bathroom & WC.
- Gas central heating.
- Spacious kitchen & utility.
- Private front & rear gardens.
- Double & single glazed windows.

Offers Over £240,000

A rare opportunity to purchase a three-bedroom, semi-detached house appreciating well-proportioned room sizes, a convenient location and generous outside space in the established Lochardil district of Inverness. This property offers an ideal family home or first-time buy with lots of potential.
The ground floor accommodation comprises of the entrance hall, bright and open lounge with access to the formal dining area, spacious kitchen, handy utility room and WC. On the first floor the landing provides access to two double bedrooms, both with fitted wardrobes and the family bathroom. On the upper floor is the third double bedroom also featuring built-in storage which completes the accommodation. This property also benefits from gas central heating. The majority of the windows are double-glazed with the exception of one of the windows in the kitchen and the WC.
Private outdoor space includes a driveway with parking space for multiple vehicles, a detached, single garage with electricity supply and well-maintained front and rear gardens with ample lawn space and a variety of mature trees.
Although in need of modernisation and upgrading throughout, this property will appeal to a range of buyers. Early viewing is advised.

LOCATION

Situated on Laggan Road in the sought-after Lochardil area of Inverness, this property offers a favourable location within the City.
Larger supermarkets, Fairways Business Park, Raigmore Hospital, and Inshes Retail Park, where you can find a variety of retail and leisure units, are a short drive away. Doctors and dental surgeries are available nearby. Inverness Leisure Centre and Eden Court Theatre are easily accessible from the property.
A regular public bus service offering routes across Inverness operates within walking distance on Broom Drive and Drummond Road. Travel routes across Inverness and access to the A9 are easily accessible from the property. Inverness City Centre is 2.2 miles away from the property and can be reached by both car and a lovely walking route along the River Ness.
For younger children, Primary schooling is available at Lochardil Primary school located 0.7 miles from the property. Older children would attend Inverness Royal Academy situated 0.8 miles from the property. Drummond School is also located within walking distance on Drummond Road.

DIRECTIONS

From Inverness City Centre head for Castle Street, continue along Castle Street and straight through 2 sets of traffic lights to join Culduthel Road, following for approximately 1 mile. At the crossroads junction, take a right onto Drummond Road, follow the road for approximately 0.6 miles and turn left onto Broom Drive. Take the first right onto Laggan Road and number 10 will be on your right-hand side clearly sign posted by a South Forrest for-sale board.

ACCOMMODATION

ENTRANCE HALL

3.43 x 1.02 (11'3" x 3'4")
Front external door, access to lounge, kitchen WC and stairs to first floor.

LOUNGE

6.71 x 6.04 (22'0" x 19'9")
Sizeable lounge with front facing window allowing for an influx of natural light through the room. The main living space is separated by a small wooden partition and leads into the open plan dining area and offers access into kitchen.

DINING AREA
3.12 x 2.74 (10'2" x 8'11")
Formal dining area, ideal for occasions and celebrations with sliding patio doors leading to the rear garden and access into the kitchen.

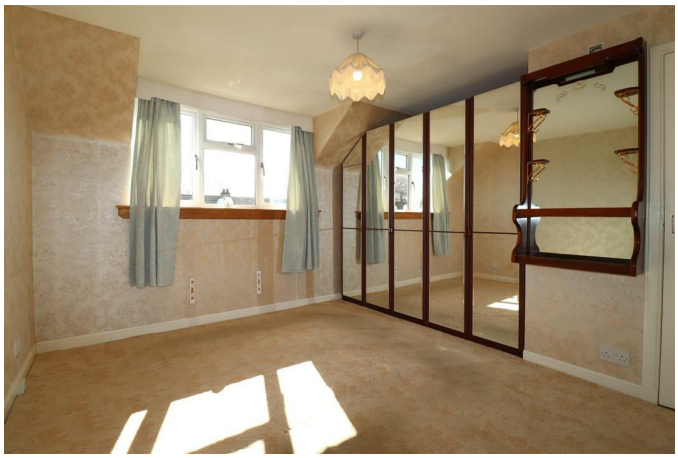
KITCHEN
6.34 x 3.00 x 2.51 (20'9" x 9'10" x 8'2")
Spacious kitchen with wall and base mounted cabinets, ample worktop space with stainless steel sink and draining board, plenty of room for white goods and informal dining space, integrated oven & grill, electric hob and extractor fan. Two side facing windows and access into the utility room.

UTILITY
2.77 x 1.69 (9'1" x 5'6")
Wall and base mounted cabinets, worktop space with ceramic sink, space for white goods, rear facing window and rear external door.

WC
1.72 x 0.90 (5'7" x 2'11")
Wash basin, WC, heated towel rail, shelved storage cabinet and cabinet housing electric meter and fuse box. Side facing textured glass window.

STAIRS & LANDING
3.54 x 1.02 (11'7" x 3'4")
The stairs leading to the first floor offer a front facing window with the landing providing access to two double bedrooms, family bathroom and cupboard housing boiler.

BEDROOM ONE
3.68 x 2.93 (12'0" x 9'7")
Double bedroom with large, fitted wardrobe unit, cupboard housing water tank and front facing window.



BEDROOM TWO
3.58 to 2.96 x 3.03 (11'8" to 9'8" x 9'11")
Double bedroom with fitted wardrobe unit, wash hand basin with tiled splash back and rear facing window with views over the rear garden.

FAMILY BATHROOM

1.94 x 1.81 (6'4" x 5'11")

Shower over bath with wet wall paneling, wash hand basin, WC and rear facing frosted glass window.

FRONT GARDEN

Private, well maintained garden with lawn space and a beautiful blossom tree. Pathway leading to the front door and driveway/rear of property.

SECOND FLOOR

BEDROOM THREE

3.45 to 2.90 x 3.03 (11'3" to 9'6" x 9'11")

Double bedroom with cupboard space built into the eaves, fitted vanity unit and rear facing windows over looking the garden. Roof space access.

REAR GARDEN

Considerable rear garden with a high degree of privacy. ample lawn space, green house and a variety of mature trees including an apple tree and plum tree.

EXTERNAL

REAR ELEVATION

GARAGE
Detached, single garage with electricity supply.

DRIVEWAY
Private driveway with parking space for multiple vehicles.

KEY POINTS
- Well-proportioned living space.
- Generous outside space.
- Desirable residential area.
- Walking distance to schools.
- Close to City Centre.
- Transport links nearby.

EXTRAS
This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, white goods and integrated appliances are to be included in the sales price. Please note the sellers are willing to include the dining room table within the sales price if of interest to purchasers. Please note the garden shed may be removed prior to settlement.

SERVICES
The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

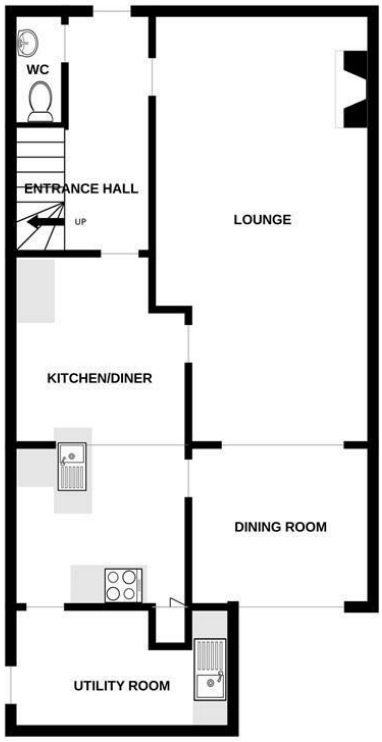
EPC BAND
EPC Band D.

COUNCIL TAX BAND
The current council tax is Band D. Please be aware that this may be subject to change upon sale.

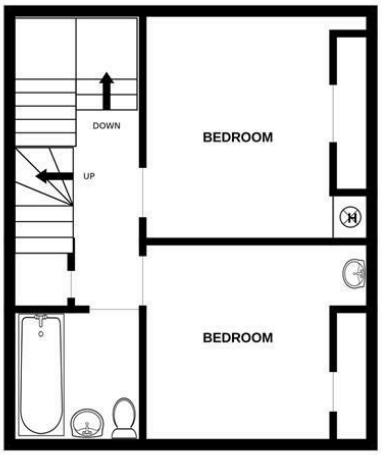
VIEWINGS
By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE
61894.

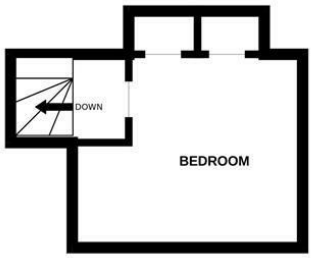
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1172sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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