

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, blinds and some curtains. All integrated and free standing appliances. Heated greenhouse.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Entry

By mutual agreement.

Viewing

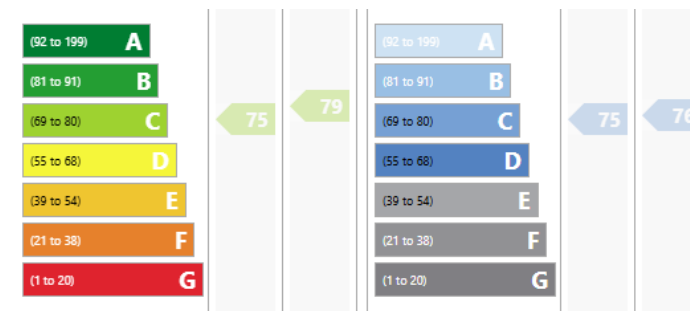
Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

Home Report

Home Report Valuation - £350,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Kintail, 61 Laggan Road Inverness

IV2 4EP

A three bedroomed, detached bungalow with driveway and detached garage located in the desirable area of Lochardil.

OFFERS OVER £348,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Detached Bungalow



3 Bedrooms



2 Receptions



Sunroom



2 Bathrooms



Gas



Garden



Garage



Bedroom One



Bedroom Two





Lounge

Property Description
61 Laggan Road is a detached three-bedroomed bungalow in the well sought after area of Lochardil. It is well-presented throughout and in walk-in condition. The accommodation consists of an entrance vestibule leading through to the entrance hallway. The hallway boasts a large storage cupboard and gives access to the partially floored loft, offering additional storage if required. Leading off from the entrance hall is a spacious lounge with a large window allowing natural light to flood the room, a dining room, a bathroom and three bedrooms, all of which have fitted double wardrobes, with the principal bedroom benefiting from an en-suite shower room, which is partially tiled and consists of a shower cubicle with electric shower, V.C., and wash hand basin. The dining room is a very generous size and comes with a fitted office space and access to the kitchen, utility room and doors leading into a bright and airy sunroom. The fully fitted kitchen consists of wall and base units with worktops, splashback tiling, an eye level integrated grill and oven, a gas hob with overhead extractor fan and a 1 1/2 sink with mixer tap and drainer. Sited here and included in the sale is a free-standing fridge/freezer and undercounter dishwasher. The handy utility room benefits from a storage cupboard, under counter space, worktops, a Belfast sink, a pulley, a washing machine (which is included in the sale), and a door leading to the rear elevation. The double doors from the dining room lead you through to the sunroom with multi aspect windows overlooking the garden grounds, and patio doors leading to the rear. The partially tiled bathroom consists of a three-piece suite with bathtub and overhead shower, V.C., and wash hand basin. Further pleasing features include double glazed windows, gas central heating, off-street parking, and viewing is highly recommended to fully appreciate the size of the property on offer.

The property sits on a generous sized plot with a well-presented wrap-around garden. The front garden consists of a large stone driveway, leading to a detached 1 1/2 garage which has power, lighting, a pedestrian door and an up and over door. The rear garden features a lawn with raised beds and mature plum and apple trees and is enclosed by timber fencing. There is also a heated greenhouse which is included in the sale. The property is in the popular Lochardil area of the city and is within walking distance to the local pharmacy, hairdresser, and general store. Bellfield Park, the Ness Islands, Eden Court Theatre, and Inverness Leisure Centre are all just a short distance away, and there is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including shops, restaurants, and cafés.



Bathroom



Bedroom Three



Kitchen/Breakfast Room

Rooms & Dimensions

Entrance Vestibule
Approx 1.12m x 1.69m

Entrance Hall

Lounge
Approx 4.09m x 5.38m

Dining Room/Study
Approx 4.81m x 5.37m*

Kitchen/Breakfast Room
Approx 2.92m x 3.76m

Utility Room
Approx 1.69m x 3.54m*

Sunroom
Approx 3.30m x 3.79m*

Bathroom
Approx 2.03m x 2.97m

Bedroom One
Approx 3.02m x 3.85m

En-Suite Shower Room
Approx 0.99m x 2.99m

Bedroom Three
Approx 2.69m x 4.05m*

Bedroom Two
Approx 2.90m x 3.57m

Garage
Approx 4.00m x 6.59m

*At widest point



Dining Room/Study



Sunroom