



Services

Mains water, gas, electricity and drainage.

Extras

All carpets and fitted floor coverings. Blinds, curtains and all integrated appliances.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

Viewing

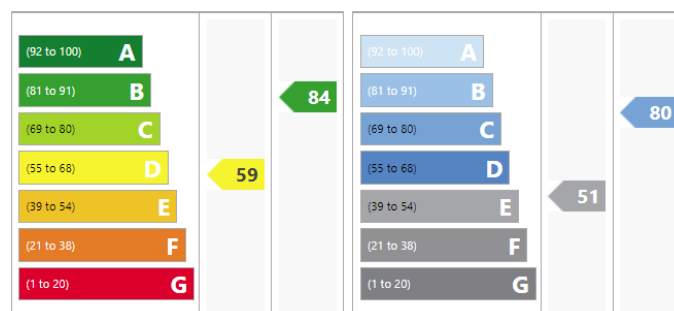
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £195,000
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.



14 Lochalsh Road Inverness IV3 8HS

This three bedroom detached villa is located just a ten minute walk from Inverness city centre and offers many pleasing features including gas central heating, a detached garage and off-road parking.

OFFERS OVER £189,500

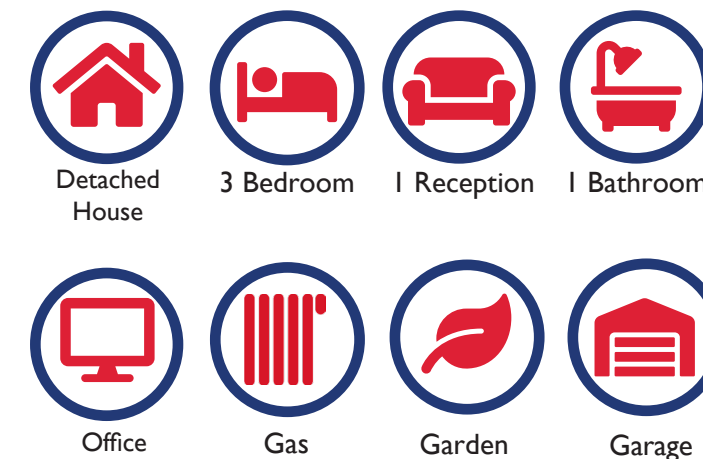
The Property Shop, 20 Inglis Street,
Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Property Description

This three bedroomed detached bungalow is located just a ten minute walk from Inverness city centre and offers many pleasing features including gas central heating, a detached garage and off-road parking. The ground floor accommodation consists of a conservatory, a double bedroom with fitted wardrobes, an office, a lounge, a kitchen/diner, and a shower room which comprises a tiled shower cubicle with mains shower, a WC, a vanity unit with wash hand basin, and built-in storage cupboards. The kitchen/diner comprises base and wall mounted units, worktops, a 1 1/2 sink with mixer tap and drainer, complementary splashback tiling, a gas hob with extractor over, an integrated double range electric oven and dishwasher. The first floor accommodation consists of two double bedrooms, both of which have two built-in storage cupboards. A new gas combi boiler was fitted in 2022. Externally, there is a large front garden which leaves the property ideally situated away from the road. There is a large detached garage, which has power and lighting and also sited here is a storage shed. Viewing is highly recommended to fully appreciate the accommodation on offer. Within walking distance of the city centre, primary and secondary schooling are located nearby and the property is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.



Rooms & Dimensions

Conservatory
Approx 4.03m x 2.43m

Entrance hall

Bedroom One
Approx 3.87m x 4.13m

Study
Approx 1.89m x 2.54m

Lounge
Approx 3.50m x 4.13m

Kitchen/Diner
Approx 4.55m x 2.89m*

Shower Room
Approx 1.71m x 1.78m

Bedroom Two
Approx 4.16m x 3.59m*

Bedroom Three
Approx 4.16m x 3.53m*

(*At widest point)

