

**Services**

Mains water, gas, electricity, and drainage.

**Extras**

All carpets, fitted floor coverings, curtains, blinds and white goods. Some items of furniture are available.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

E

**Viewing**

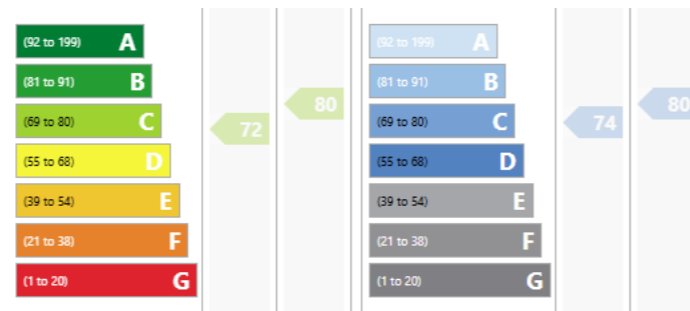
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £290,000  
 A full Home Report is available via Munro & Noble website.



**16 Morven Road  
 Inverness  
 IV2 4BU**

A spacious, detached bungalow that has three bedrooms is fully double glazed, with gas central heating, a garage and off-street parking.

**OFFERS OVER £288,000**

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
- 2 Shower Rooms
- Gas
- Garden
- Garage
- Driveway

**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.

Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Shower Room



Kitchen



Kitchen



Lounge/Dining Room



**Property Description**

Located in the popular Lochardil area of Inverness this three bedroomed, detached bungalow with garage has double glazing, gas central heating and it also boasts generous garden grounds. A tarmac driveway runs up the side of the property providing space for off-street parking and leads to the garage, that has power, lighting, a window and an up and over door. Internally, the property has an entrance vestibule, an entrance hall, with ample storage provisions and gives access to the loft, a lounge/diner, a kitchen, a conservatory which leads to the rear elevation, a shower room, three double bedroom all of which have fitted storage facilities, with the principle bedroom also benefitting from an en-suite shower room comprising a WC, a wash hand basin and a shower cubical with electric shower. The spacious lounge/diner is dual aspect allowing the room to flood with natural light and benefits from a gas fireplace set with a wooden surround on a hearth. The shower room is partially tiled and has a WC, a wash hand basin within a vanity unit and a large shower cubical with electric shower. Completing the accommodation is the kitchen, which comprises wall and base mounted units with worktops, splashback tiling, a 1 1/2 stainless steel sink with mixer tap and drainer, and included in the sale is a washing machine, an electric cooker, and under counter fridge and freezer.

The enclosed back garden can be accessed directly from the conservatory, is enclosed by timber fencing and well kept hedging, and is predominantly laid to lawn with a gravel and patio area which is perfectly positioned to sit and enjoy al-fresco dining and enjoy the mature flowers in the sunshine. Sited here and included in the sale is the timber shed. The front garden is enclosed by stone walling and is laid to lawn with mature plants which gives the property a degree of privacy. This property will suit a variety of potential purchasers including first time buyers and the young and elderly alike, and viewing of this property is recommended to fully appreciate the size of the accommodation within. Local facilities include a general store, a pharmacy, and a hairdresser. Primary school education is provided at Lochardil Primary with secondary pupils attending Inverness Royal Academy, both of which are within walking distance to the property. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found.

**Rooms & Dimensions**

Entrance Vestibule  
Approx 1.36m x 1.16m

Entrance Hall

Lounge/Dining Room  
Approx 7.92m x 4.71m\*

Kitchen  
Approx 3.51m x 2.71m

Conservatory  
Approx 2.32m x 1.76m

Shower Room  
Approx 2.73m x 1.94m

Bedroom Two  
Approx 3.88m x 2.72m

Bedroom One  
Approx 3.25m x 4.13m

Bedroom One En-Suite  
Shower Room  
Approx 2.19m x 1.96m

Bedroom Three  
Approx 3.30m x 2.72m

Garage  
Approx 5.09m x 2.90m

\*At widest point



Lounge/Dining Room



Conservatory

