

Illustration For Identification Purposes Only. Not To Scale (ID:938126 / Ref:83862)

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.
Dishwasher, fridge-freezer and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

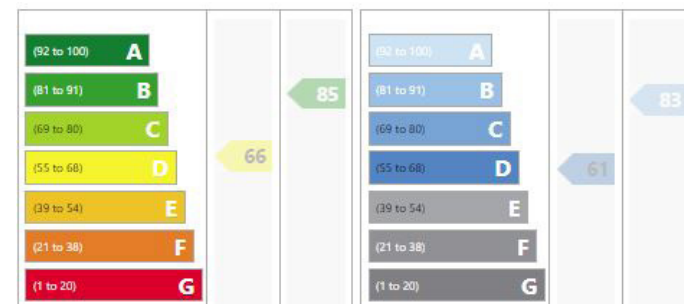
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £235,000
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.



36 Broom Drive Inverness IV2 4EG

A deceptively spacious three bedroomed semi-detached villa with side extension, located in Lochardil that is fully double glazed and has gas central heating and gardens.

OFFERS OVER £235,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Kitchen/Family Room



Kitchen/Family Room



Bedroom One



Bedroom Two



Lounge/Dining Room



Property Description

Situated in a quiet cul-de-sac in the desirable Lochardil area of the city, this beautifully presented, three bedroom semi-detached villa provides a fantastic space for comfortable family living and entertaining. Tastefully decorated throughout, it benefits from gas central heating, double glazing, ample storage provisions and enclosed gardens. The accommodation, which has been extended, is spread over two floors and comprises an entrance vestibule, an entrance hall (with fitted storage facilities) a bright and spacious lounge/dining room which has a wood-burning stove providing a focal point, and French doors which open onto the rear decking area, a family bathroom, a bedroom (currently utilised as an office) and a kitchen/family room. The impressive kitchen/family forms the heart of the home and provides space for informal dining by the way of a breakfast bar. It is a double aspect room having windows to the front and rear elevation, and with the clever use of glazing, allows an abundance of natural light, making this a bright, fresh space. It is fitted with contemporary Howdens wall and base mounted units and granite worktops, has stylish splashbacks, a Belfast sink with mixer tap and drainer, under-counter lighting and integral appliances included in the sale consists of a Samsung induction hob with hood over, a microwave, an oven, a fridge/freezer, a dishwasher and a wine cooler. Located here is a storage cupboard which has plumbing for a washing machine and space for a tumble dryer. The deluxe family bathroom boasts a tiled shower cubicle with mains shower, a bath with stylish tiling, a WC and a wash hand basin within a vanity unit. The upstairs accommodation comprises a landing with loft access, a handy WC and two further bedrooms, both benefiting from fitted storage. The garden grounds surround the property and to the front lies a lock-block driveway which provides space for off-street parking, has an area of lawn and gravel and it is enclosed by timer fencing. The rear garden is a combination of lawn, and patio, and benefits from a decking area which perfectly positioned to take advantage of the sunshine and provides a great space for alfresco dining. The garden is fully enclosed by timber fencing, and sited here is a garden shed. 36 Broom Drive is an idea purchase for those looking for a quality property in quiet location and early viewing is highly recommended. Lochardil is a popular residential area approximately two miles from the City centre. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Inshes Retail Park and Beechwood Business Park. 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.

Lounge/Dining Room



Hallway/Snug



Bathroom



Rooms & Dimensions

Entrance Vestibule
Approx 1.15m x 0.51m

Entrance Hall

Bedroom Three
Approx 3.11m x 2.73m

Lounge/Dining Room
Approx 6.66m x 4.37m

Bathroom
Approx 2.93m x 2.13m

Hallway/Snug
Approx 1.62m x 2.31m

Kitchen/Family Room
Approx 4.12m x 7.19m

Landing

WC
Approx 1.26m x 1.20m

Bedroom One
Approx 3.36m x 4.21m*

Bedroom Two
Approx 3.57m x 3.54m

(*At widest point)

Bedroom Three

