



13 Lochandinty Road Tornagrain, Inverness, IV2 8AJ

A deceptively spacious two bedroomed, semi-detached villa in the highly desirable village of Tornagrain.

Offers Over £265,000

13 Lochandinty Road

Tornagrain, Inverness, IV2 8AJ



PROPERTY

ENTRANCE HALL

KITCHEN/FAMILY AREA

approx 12'11" x 20'7" (at widest point) (approx 3.95m x 6.29m (at widest point))

UTILITY ROOM

approx 8'5" x 6'2" (approx 2.59m x 1.88m)

WC

approx 4'3" x 8'5" (approx 1.31m x 2.58m)

LOUNGE

approx 20'7" x 11'1" (approx 6.29m x approx 5'9" x 6'1" (approx 1.76m x 3.38m)

LANDING

BEDROOM ONE

approx 20'7" x 11'1" (at widest point) (approx 6.28m x 3.40m (at widest point))

EN-SUITE BATHROOM

approx 6'2" x 7'2" (approx 1.89m x 2.19m)

BEDROOM TWO

approx 15'1" x 12'11" (at widest point) (approx 4.61m x 3.96m (at widest point))

EN-SUITE SHOWER ROOM

approx 5'9" x 6'1" (approx 1.76m x 1.86m)

SERVICES

EXTRAS

HEATING

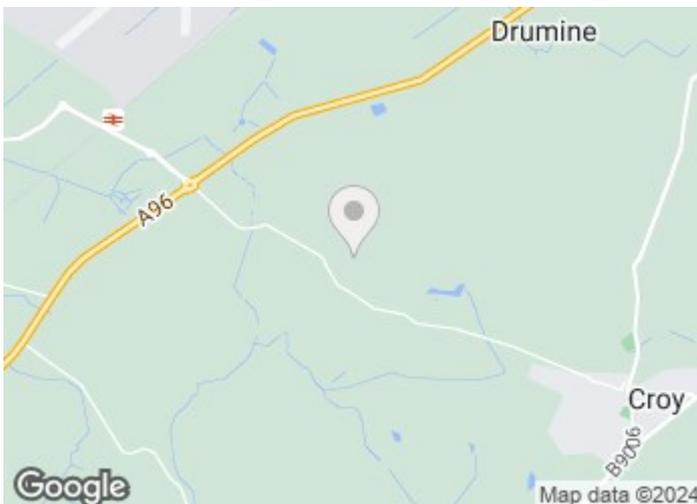
GLAZING

COUNCIL TAX BAND

VIEWING

ENTRY

HOME REPORT



[Directions](#)



Floor Plan



Illustration For Identification Purposes Only. Not To Scale (ID995203 / Ref:85705)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	