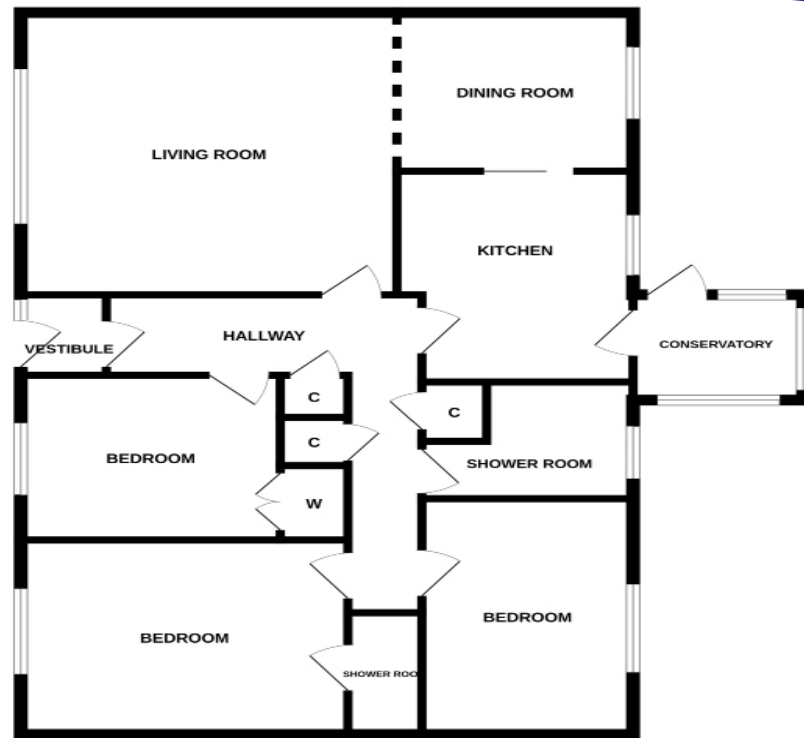




Services

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

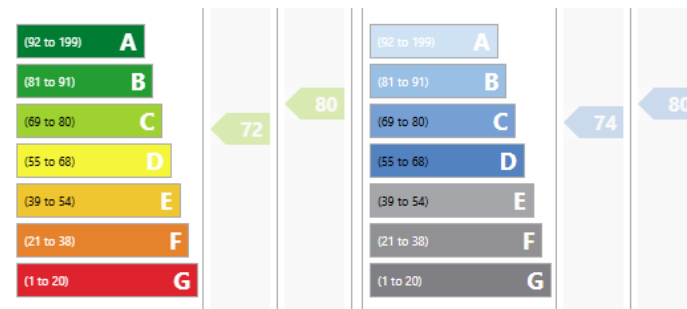
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

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

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Property Overview



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.

Lounge/Dining Room



Conservatory



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

