

## 13 Lochy Road, Inverness, IV2 4ES



£220,000 Offers Over

Type: Semi-Detached

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

### Full Details

Excellent opportunity to purchase this lovely 3-bedroom semi-detached home in the much popular Lochardil area of Inverness. The setting of the property is perfect, set in a prime spot with beautiful a large beautiful garden that is not overlooked. The property is in walk in condition and benefits from gas central heating and double glazing throughout.

The property comprises of downstairs entrance hall, good-sized lounge, dining area kitchen, bathroom and 2 double bedrooms both with large storage cupboards. The lounge has large windows to the front which allows plenty of natural light to stream in and has additional storage space. The new Ashley Ann kitchen benefits from integrated appliances such as electric oven, gas hob and extractor fan. One double bedroom is located at the rear of the property and the other at the front of the property and both benefits from sliding mirrored wardrobes. The bathroom has also been recently renovated with new splashback throughout. Upstairs there is a good-sized bedroom with ample storage.

Outside, to the front of the property the garden is easy maintainable and is mostly laid to lawn. It features beautiful flowers and shrubbery and has been very well kept. The fully enclosed rear garden is laid to lawn with beautiful trees and shrubs a garden shed, and a greenhouse are also included. There is a large driveway to the side of the property which has ample space for several vehicles. There is also a detached garage. Overall, this lovely property is in walk in condition and would be an ideal purchase for a variety of purchasers looking for a quality home in much sought-after area of Inverness.

Property Location: Lochardil is a popular residential area approximately two miles from the city centre. Local amenities include several shops and a hotel. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. Local amenities include both Asda and Tesco supermarkets and petrol stations. There are further amenities at Fairways Retail, including a bakers, hairdressers, barbers, travel agent, kart raceway and circuit gym; as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar. The property falls within the catchment area of Lochardil Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service to the city centre, including a Sunday service. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys all aspects associated with modern day City living.

Council Tax: Band B. EPC: D.

Extras: All fitted floor coverings, fixtures and fittings including fitted window blinds. All integrated appliances including induction hob, electric oven, extractor fan. Fridge/freezer and garden shed.

Services: Mains gas, electricity, water and drainage. Telephone, broadband and satellite. Entry: Immediate entry available.

Viewings: Direct with Smart Moves only.

### Property Features

- ✓ 3 Bedroom semi detached home
- ✓ New kitchen
- ✓ New bathroom
- ✓ Detached Garage
- ✓ Sun room
- ✓ Extra large immaculate garden
- ✓ Sought after Lochardil area

More Photos on following page

## 13 Lochy Road, Inverness, IV2 4ES

