



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



27 LOCH LANN ROAD, INVERNESS, IV2 7HB

This well presented semi detached bungalow is pleasantly situated in the established residential district of Culloden and is well placed for all local amenities at Culloden centre. The accommodation on offer is well proportioned and spacious throughout. The property represents an excellent family home in a pleasant location or perhaps a comfortable retirement home. There is also the benefit of off street parking, a single integral garage and a well tended garden to the rear which provides excellent privacy.

ENTRANCE VESTIBULE, LOUNGE, KITCHEN/DINING/FAMILY ROOM, UTILITY/CLOAKROOM, THREE BEDROOMS, BATHROOM. INTEGRAL GARAGE. LOFT. GARDEN & DRIVEWAY. DOUBLE GLAZING & GAS CENTRAL HEATING.

OFFERS OVER £162,000

HSPC REF. NO. 47546

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
TEL: (01463) 251200 FAX: (01463) 243091
E.MAIL: property@innesmackay.com WEB: www.innesmackay.com





GARDENS

The front garden is open plan with a small boundary fence. It is laid to lawn with a selection of shrubs and plants. There is a tarmac and gravel driveway to the side with pathway to the front door. The rear garden is fully enclosed and benefits from complete privacy. There are two patio areas and a selection of flower beds with rose bushes and bedding plants offering a lovely variety of colour. There is a further bark laid shrub border with plants and small trees with the remaining rear garden being laid to lawn. The garden shed will be included in the sale.

LOCATION

The property is located within an established development of similar properties. Culloden is a popular residential area and is well served by local amenities nearby at Culloden village including shops, chemist, doctor's surgery and Post Office. There is also a regular bus service to from the City centre and primary and secondary schooling can be found nearby.

ENTRANCE VESTIBULE

A part glazed UPVC door opens into the vestibule

which benefits from a built in cupboard with sliding doors providing good storage space. A glazed door opens into the lounge. The vestibule has laminate flooring which continues into the lounge.

LOUNGE

Approx. 4.42m x 5.09m (14'5" x 16'7")

The lounge is a spacious room with a window to the front. There is an attractive gas wood burning stove creating a pleasing focal point to the room. Glazed French doors open to the kitchen and a further glazed door opens to the rear hallway.

KITCHEN/DINING ROOM

Approx. 5.09m x 2.39m (16'7" x 7'8")

This is a good sized open plan room which has been fitted with floor based units and wall mounted cupboards with a work top over and tiling behind. Integrated within the units are a fridge, an oven, hob and cooker hood. There is a wall mounted breakfast bar and a well proportioned space for formal dining. An arch from the dining room and an arch from the kitchen both open into the family room.



FAMILY ROOM

Approx. 2.65m x 5.47m (8'7" x 17'9")

To the front, this room is fitted with floor based units with a work top over incorporating a dishwasher and a stainless steel sink with drainer to the side and window to the front elevation. The family room is a generous and bright room by virtue of the patio doors to the rear garden and a part glazed door to the rear vestibule.

REAR VESTIBULE

The rear vestibule has a door to the front garden and the rear garden. There is a door also opening to the utility/cloakroom and the integral garage.

UTILITY/CLOAKROOM

Approx. 1.94m x 1.93m (6'3" x 6'3")

This is a good sized room which has been fitted with storage cupboards and space for a fridge freezer, tumble drier and washing machine. There is also a WC and wash hand basin within this room and a door opening into the integral garage. There is also a roof hatch to the loft space.

REAR HALL

Accessed from the lounge, the rear hallway allows access to the three bedrooms and bathroom. There is also a built in storage cupboard and roof hatch to the floored loft. The hallway is carpeted.

BATHROOM

Approx. 1.89m x 2.89m (6'2" x 9'5")

The bathroom has been furnished with a WC, wash hand basin and bath with an electric shower over and curtain to the side. There is full tiling behind and a wall mounted chrome heated towel rail. An attractive wall mounted vanity unit complete with mirror and a tiled floor completes the room.

BEDROOM 1

Approx. 3.21m x 3.90m (10'5" x 12'7")

The master bedroom is a generous double bedroom with a large built in wardrobe complete with mirror fronted sliding doors. The room has a window overlooking the completely private rear garden and the room is finished with laminate flooring.



BEDROOM 2

Approx. 2.51m x 3.61m (8'2" x 11'8")

This is another good sized double room with a built in wardrobe. There is also a window to the rear and laminate flooring which completes the room.

BEDROOM 3

Approx. 2.60m x 2.57m (8'5" x 8'4")

The third bedroom is a single room also benefitting from a built in wardrobe. There is a window to the room and laminate flooring.

HEATING

Gas central heating.

GLAZING

Double glazing.

GARAGE

Integral single garage with power and light.

SERVICES

Mains drainage, water, electricity, gas, telephone and TV points.

COUNCIL TAX BAND

D

EXTRAS INCLUDED

All fitted floor coverings, light fittings, blinds, fridge, fridge freezer and dishwasher. Garden shed.

ENTRY

By mutual agreement.

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200 or direct to client on 07739355405.

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.